



Environmental Planning Commission

Agenda Number: 05
Project Number: 1005237
Case #: 17EPC-40032, 40033
September 14, 2017

Staff Report

Agent	High Mesa Consulting Group
Applicant	Mark 3S, Inc.
	Amend Site Development Plan for Subdivision
Requests	Site Development Plan for Building Permit
Legal Description	Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development
Location	Holly Avenue NE, between Ventura Street and Holbrook Street
Size	2.7 acres
Zoning	SU-2 Mixed Use
Proposed Zoning	No change

Staff Recommendation

APPROVAL of Case 17EPC-40033, Site Development Plan for Subdivision Amendment based on the Findings beginning on page 16, and subject to the Conditions of Approval beginning on page 18.

APPROVAL of Case 17EPC-40032, Site Development Plan for Building Permit Amendment, based on the Findings beginning on page 19, and subject to the Conditions of Approval beginning on page 22.

Staff Planner
Catalina Lehner, Senior Planner

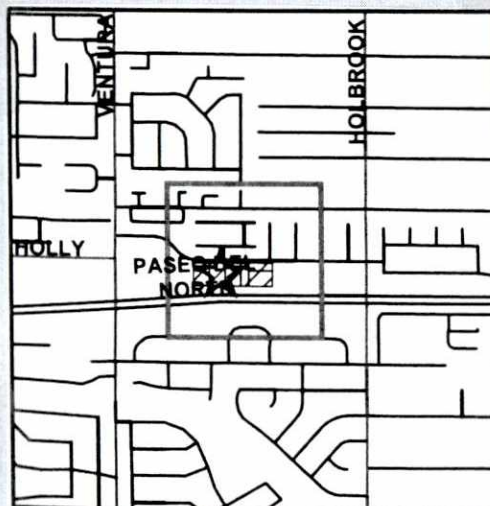
Summary of Analysis

The proposal is for a site development plan for subdivision (SPS) amendment and a site development plan for building permit (SPBP) amendment for an approx. 2.7 acre site.

The applicant proposes to expand the existing private school by adding a new building (Building C). Buildings A and B exist. The existing SPS would be amended to allow for the new building, adjusted lot lines, and site improvements.

The subject site is in an Area of Consistency. The La Cueva Sector Development Plan applies and contains applicable design regulations.

The Vineyard Estates NA, the Heritage East Association of Residents, and the District 4 Coalition were notified as required. The City notified property owners within 100 feet of the subject site. There is no known opposition. Staff recommends approval subject to conditions.





Project #1005237- 2017



Legend

- ☐ Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**

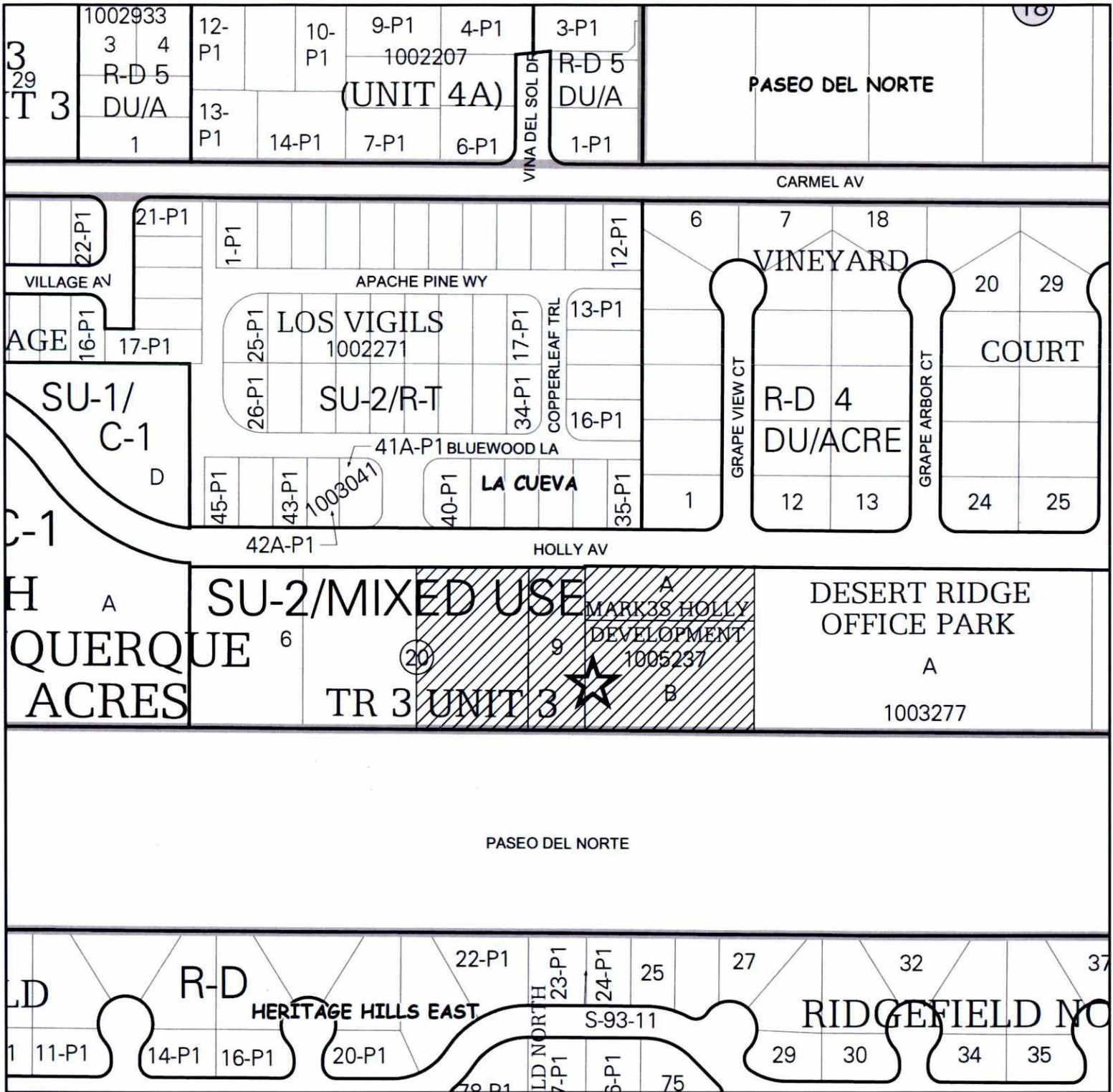
Notes

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/7/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



ZONING MAP

Note: Grey shading
indicates County.



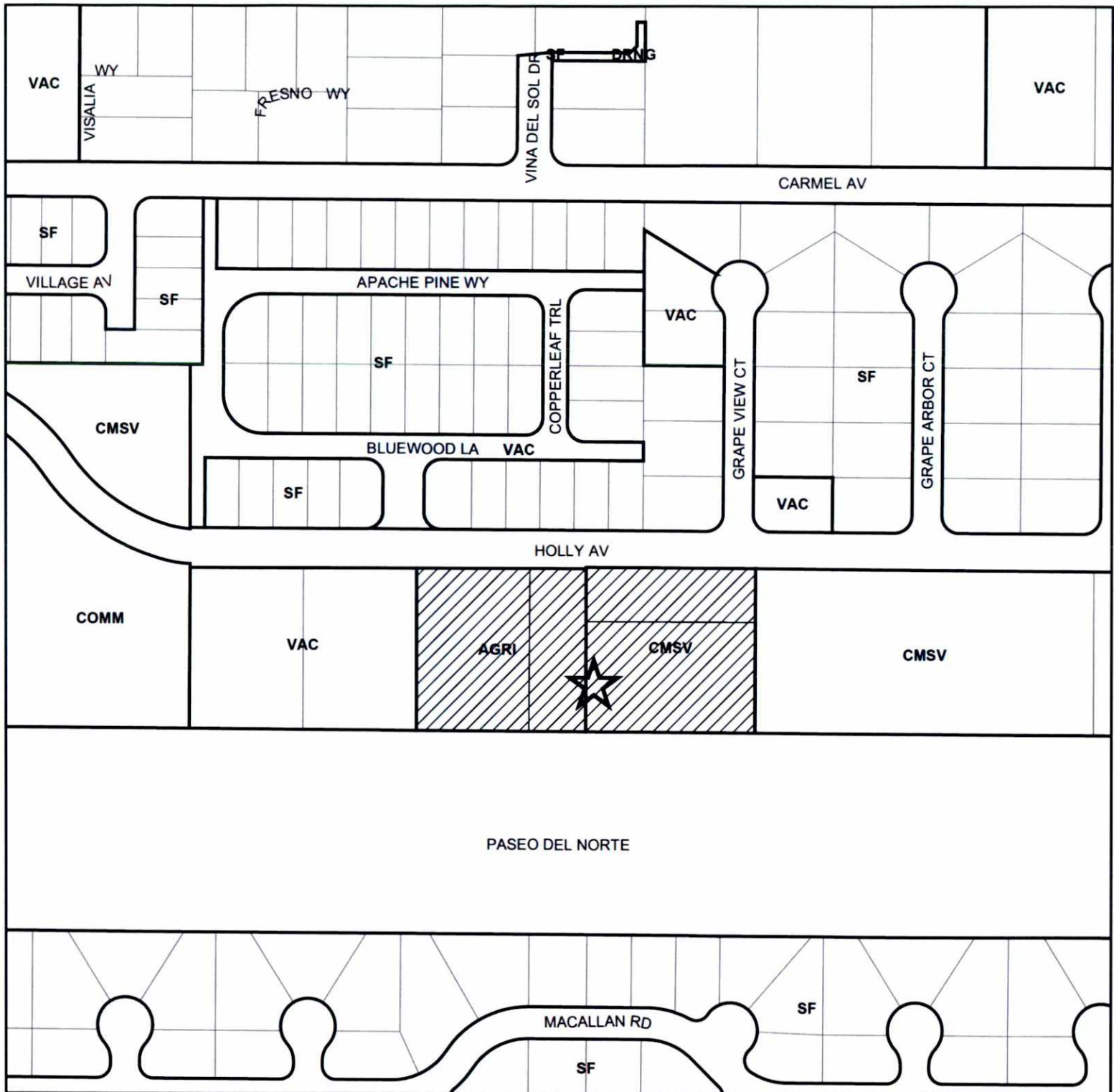
1 inch = 200 feet

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1005237

Hearing Date:
09/14/2017

Zone Map Page: C-20
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17EPC-40032
17EPC-40033





LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

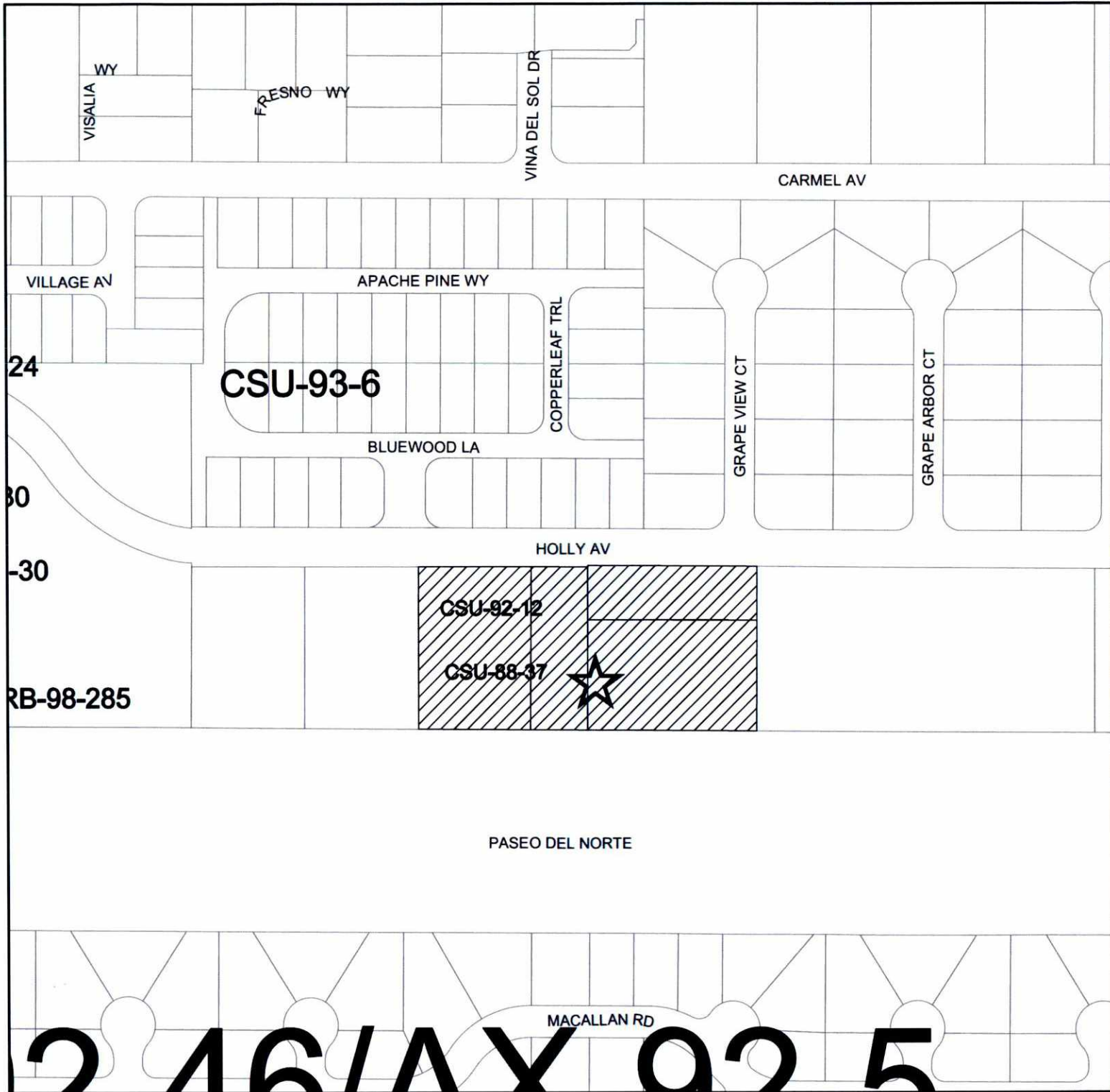


1 inch = 200 feet

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HISTORY MAP

Note: Grey shading
indicates County.

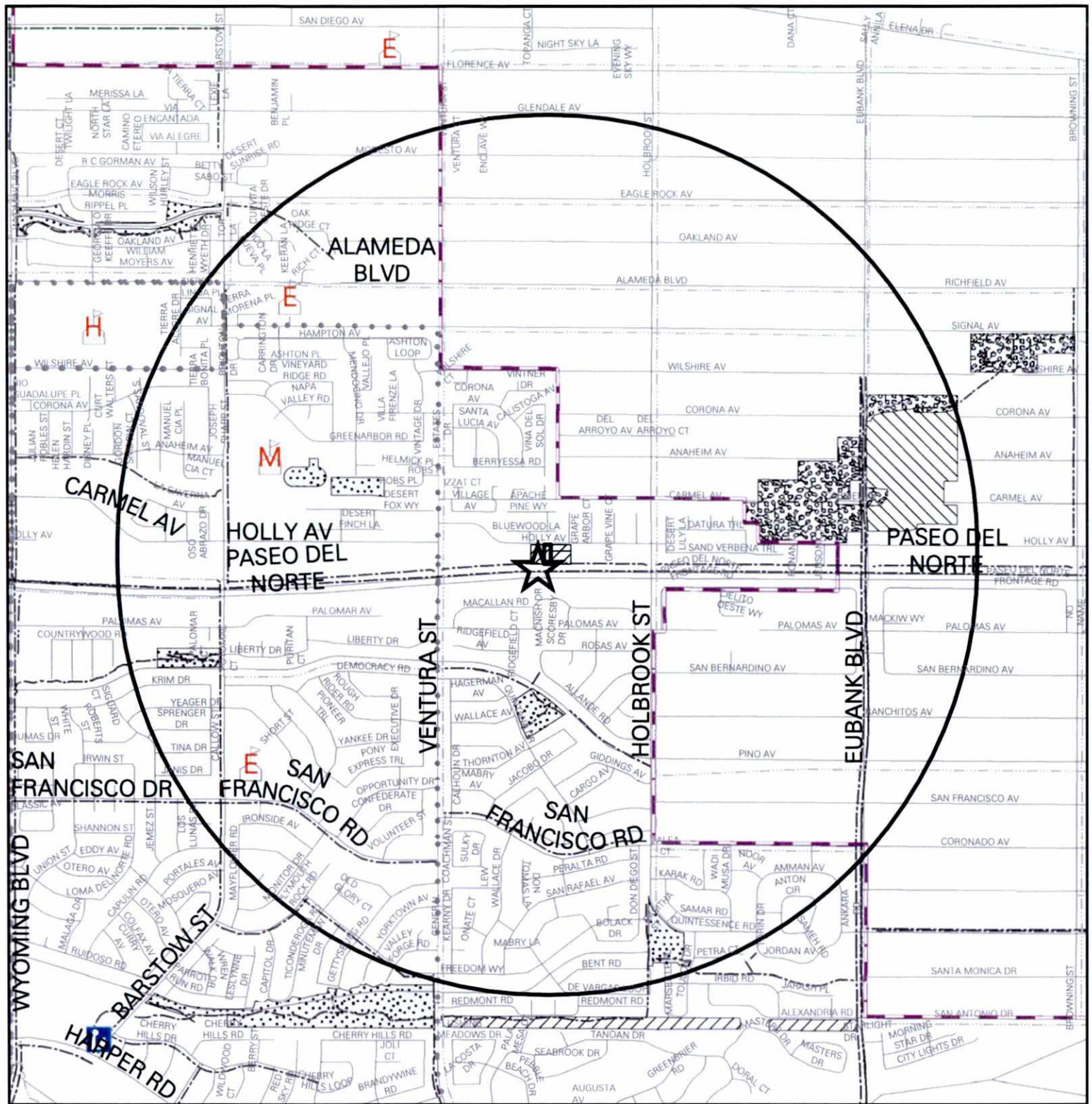


1 inch = 200 feet

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Public Facilities Map with One-Mile Buffer



Project Number: 1005237

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1

Miles

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-2/Mixed Use	Area of Consistency La Cueva Sector Development Plan	Private school, preschool, landscaping business (not operating)
<i>North</i>	SU-2/R-T and R-D 4 DU/ac	Area of Consistency La Cueva Sector Development Plan	Single-family housing
<i>South</i>	R-D (south of Paseo del Norte Blvd.)	Area of Consistency Heritage Hills East Sector Development Plan	Roadway, single-family housing
<i>East</i>	SU-2/Mixed Use	Area of Consistency La Cueva Sector Development Plan	Office complex (medical offices, consulting, etc.)
<i>West</i>	SU-2/Mixed Use	Area of Consistency La Cueva Sector Development Plan	Vacant, then grocery store

II. INTRODUCTION

Proposal

The applicant proposes to amend the existing site development plan for subdivision (SPS) and site development plan for building permit (SPBP) (Project #1005237/15EPC-40013 and 15EPC-40012) for an approximately 2.7 acre site located on Holly Ave. NE, between Ventura St. and Holbrook St. The existing development, known as Tracts A and B, Mark 3S Holly Development, contains a private elementary school and a pre-school, respectively.

The applicant has acquired the two lots adjacent west of the existing development. Known as Lot 8 and Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres, a landscaping business used to operate there. The applicant wants to expand the school campus by adding a new building for infant daycare (Building C) and expanding onto the western half of Lot 9.

Proposed amendments are needed to show the new building, new lot lines, upgraded playground area, parking lot expansion, new access points, and associated, revised calculations.

EPC Role

This request is before the EPC because EPC review is required for all SU-2 zoned properties in the La Cueva Sector Development Plan (LCSDP) area (LCSDP, p. 26). The proposed building, at 11,066 sf, would be added to the existing 14,298 sf, which would almost double the square footage on the subject site. This alone exceeds the thresholds for administrative approval pursuant to 14-16-2-22(A)(6).

The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The request is a quasi-judicial matter.

History/Background

The property was zoned SU-2/Mixed Use upon adoption of the La Cueva Sector Development Plan (LCSDP) in July 2000 (Council Bill No. R-00-50, Enactment 65-2000). The zoning map is Exhibit 12 in the LCSDP.

In 2006, the EPC approved a site development plan for subdivision (SPS) and a site development plan for building permit (SPBP) for Tracts A and B of the Mark 3S Holly Development (Project #1005237, 06EPC-01580 and 06EPC-01581). The SPS divided the site into Tracts A and B, the existing configuration, and showed proposed infrastructure and two buildings: an office (Building A) on Tract A and a daycare (Building B) on Tract B. The office (Building A) was not built.

In May 2015, the EPC approved amendments to the 2006 SPS and SPBP (Project #1005237, 15EPC-40013 and 15EPC-40012) to accommodate a private elementary school on Tract A rather than an office, which was originally envisioned. The current proposal would amend the 2015 site development plans.

Context

The subject site is in the far northeast part of the City, in an area designated an Area of Consistency by the Comprehensive Plan. It is within the boundaries of the La Cueva Sector Development Plan (LCSDP). The subject site is not in a designated activity center.

North of the subject site are two subdivisions of single-family homes (one is gated and the other is not). To the south is a multi-use trail and Paseo del Norte Blvd. East of the subject site is a group of small office buildings, which house medical offices and small businesses such as consulting.

Adjacent west is property that a landscaping business formerly occupied, which the applicant has acquired for purposes of expanding the existing school. Further west are two vacant lots, which are the subject of another request (Project #1011354, September 2017). West of that is a large grocery store. The intersection of Paseo del Norte Blvd. and Ventura St. has a retail pharmacy and a specialty grocery store.

Transportation System

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classifications of roadways. Paseo del Norte is designated as a Principal Arterial. Ventura St. is designated as a Collector Street, and Holly Ave. is designated as a Local Street.

https://www.mrcog-nm.gov/images/stories/pdf/transportation/2040_MTP/long-range-roadway-2040-map.pdf

Comprehensive Plan Corridor Designation

Paseo del Norte Blvd. is designated as a Commuter Corridor. The intent of this corridor type is to facilitate long-distance auto trips across town. These roadways are access-controlled and tend to have higher traffic volume and speeds than other roadways.

Trails/Bikeways

A paved multi-use trail runs along the northern side of Paseo del Norte Blvd., south of the subject site.

Transit

There is no current transit service in this segment of Paseo Del Norte Blvd. and none is planned at this time. ABQ Ride Route 2 runs north-south along Ventura St., between the Eubank Gate of KAFB and a turn-around on Academy Blvd. and Layton St. This route adds commuter service to and from La Cueva High School for two hours in the morning and two hours in the afternoon.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment).

III. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Definitions (§14-16-1-5)

Site Development Plan for Building Permit: In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Zoning

The subject site is zone SU-2 /Mixed Use pursuant to the LCSDP (see p. 29-31). The SU-2/Mixed Use zone is intended to provide the community with a mix of mutually-supporting retail, service, office, and residential uses. The proposed use, a daycare center, is permissive the SU-2/Mixed Use zone because it is allowed permissively in the C-1 zone.

This zone allows uses as regulated in the C-1 zone, with certain exceptions and additions that differ from the C-1 zone. Gas stations, car washes, and auto repair uses, when adjacent to residentially zoned property, are prohibited. However, townhomes and restaurants with full service liquor are allowed permissively in the SU-2/Mixed Use zone while they are not allowed permissively in the C-1 zone.

Albuquerque / Bernalillo County Comprehensive Plan- Rank I

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. The few, applicable policies are listed below:

Chapter 4- Community Identity

Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed new building and site improvements would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the La Cueva Sector Development Plan (LCSDP). The proposal furthers Goal 4.1- Character.

The new development would be of a quality consistent with the existing development on the subject site and nearby in the area. The proposal furthers Policy 4.1.1- Distinct Communities.

Chapter 5- Land Use

Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes. The proposal generally furthers Goal 5.1- Centers & Corridors.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate. The proposal furthers Policy 5.1.2- Development Areas.

Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, where neighborhoods and stability are desired. Growth is generally desired in Areas of Change. However, development such as that proposed would reinforce the character and intensity of the surrounding area due to its scale and architectural compatibility. Therefore, the proposal furthers Goal 5.6- City Development Areas.

The proposed development would not be intense and would generally enhance the character of the existing single-family neighborhoods nearby due to its scale and architectural compatibility. The request furthers Policy 5.6.3-Areas of Consistency.

La Cueva Sector Development Plan (LCSDP)-Rank III

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add clarifying language. The general boundaries are Louisiana Blvd. on the west, Paseo del Norte Blvd. and Palomas Ave. on the south, Ventura St. on the east and Florence Ave. on the north.

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The LCSDP contains general Guiding Principles (p. 4) and Guiding Land Use Principles (p. 25). It also establishes Design Regulations applicable to all SU-2 zoned properties (p. 31). See Section V of this report. The following overarching Guiding Principles and Guiding Land Use Principles apply to the proposal:

1.3- Guiding Principles (p. 4): The Guiding Principles are the “big ideas” that were incorporated into the land use and transportation concepts in the LCSDP.

Bullet 4: Land uses that are compatible with existing development.

The proposal would result in development of a daycare center on the expanded subject site. The new use would be compatible with the existing pre-school and elementary school on the subject site, and would provide an additional service to support the surrounding neighborhoods. The proposal furthers Bullet 4.

5.1- Guiding Principles (p. 25)

Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area’s growing population.

The proposal would allow expansion of a service business (a school) while adding another service, a daycare center. This would promote variety and help to meet the needs of the area’s growing population. The proposal furthers Guiding Principle 2.

Principle 8: The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

The applicant submitted a view analysis showing that the views to the south and the southwest will be protected. The proposed height, 23 feet, is three feet less than the 26 feet allowed for residential uses nearby. The proposal furthers Guiding Principle 8.

Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design requirements of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality. The proposal furthers Principle 9.

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

The applicant proposes to amend the existing site development plan for subdivision (SPS) to show a new Tract C (most of the existing Lot 8) to the west, continuation of the public utility easement, continuation of curb and gutter, and revised lot lines. These items are listed in the narrative on the main sheet of the SPS.

The applicant wants each building (A, B, and C) to be on a separate tract in case they need to be sold in the future. This raises several issues with respect to the current proposal. First, since the tracts are separate, each building must provide the required parking on the same lot. The proposed lot lines do not allow this to occur. Second, cross-access easements will be needed, and parking spaces cannot be drawn across lot lines. Third, parcels cannot be landlocked and must have their own access (see also comments from Transportation Development Staff).

However, since the school and daycare centers will function as a cohesive campus and will be owned by the same party, Staff suggests reconsidering the proposed lot lines and removing them or at least adjusting them. If the buildings are sold in the future (hypothetical) and any portion of the school no longer functions as such, the lot lines can be created (or adjusted) at that time through a minor subdivision action at the DRB. As for the current proposal, the focus should be on creating a functional school campus with related component parts that comply with the requirements of the Zoning Code and the LCSDP.

V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT

The 2017 amendment to the approved 2015 site development plan for building permit (SPBP) consists of the following, proposed changes:

1. Addition of a new 11,066 sf building (Building C) for a daycare facility for infant care.
2. Addition of new parking areas to the north and west of the proposed, new building.
3. Creation of a new play area between Building B (existing) and the new Building C.
4. A new access point (driveway) into the expanded site, from Holly Ave.
5. Extension westward of the existing site wall.

These changes are noted in the narrative on the main sheet of the SPS, but also need to be explained on the SPBP. Though related, the site plans need to stand alone. Itemizing what the amendments consist of can be done where the easement information is on the main sheet, since easement information is commonly found on the utility plan.

Site Plan Layout / Configuration

The new Building C is proposed to be located in the SE corner of the new Tract C, with parking areas on the northern and western sides of the building. A new access point is proposed along Holly Ave. The drive aisle leads south, toward what appear to be dumpsters. These need to be labeled.

Vehicular Access & Circulation

Vehicular access to the subject site is from Holly Ave., via two vehicular entrances (one is existing and one is proposed). The parking areas are separated by the proposed Building C. Vehicles would be able to travel between the three buildings.

Traffic Impact Study (TIS)

A TIS was not required. Transportation Staff requested a Neighborhood Impact Assessment (NIA) to be completed prior to the EPC hearing. The NIA was completed (see attachment).

Parking

Parking is calculated based on the primary use of a building. Building A is an elementary school, Building B is a day care center, and the new Building C is also a day care center. The office uses listed with Buildings B and C are secondary uses to the building's classification for parking calculation purposes. The offices support the primary function, and are not available for rent as office spaces.

	Primary Building Function	Rate	Calculation	Minimum Required Parking Spaces	LCSDP Max Spaces Allowed ³	Parking Provided (on each Tract)
Building A (Lot A)	Elementary school ¹	1 space per 10 employees	1 for each, 10 total	10	11	5
Building B (Lot B)	Daycare center (office rate used ²)	1 space per 200 sf of building area	9368/200=47	47	52	13
		2 spaces + 1/500 sf of building area	9368/500=19 19+2=21	21	23	
Building C (Lot C)	Daycare center	2 spaces + 1/500 sf of building area	11066/500=22 22 + 2=24	22	24	72
TOTALS				79	87	98

¹ The parking calculation (originally office) was changed to the elementary school rate with the 2015 amendments.

² The primary use of the daycare center was always a daycare center, but the office parking calculation rate was used in 2006 and not changed in 2015. The grey row shows what the parking calculation should have been for informational purposes and is not included in the totals.

³ LCSDP Design Regulation 12R-3: The minimum required parking spaces plus ten percent is the maximum parking allowed. A variance to the standard must be approved through the ZHE process to increase the allowed parking.

Prior Amendments

Building A was originally approved as an office in 2006. The 2015 amendments acknowledged Building A's use change to an elementary school and changed the parking calculations correspondingly. However, in 2006 parking for Building B was also calculated using the office rate (1 space/200 sf of building), although the primary use of Building B was always a day care center.

Applying the office rate (1 space for every 200 sf of building) results in more parking than applying the rate for a daycare center.

Current Amendments

The primary use of the new Building C is a daycare center for infants. The parking calculation rate is 2 spaces + 1/500 sf of building area, resulting in 22 spaces required. Pursuant to Design Regulation 12R-3, 10% more parking is allowed, which results in 2 more spaces for a total of 24 spaces maximum. However, 72 spaces are shown on the proposed Tract C. Pursuant to the LCSDP, a variance is needed to allow the parking as proposed.

LCSDP Requirement

Design Regulation 12R-3 states that the minimum required parking spaces plus ten percent is the maximum parking allowed. The requirement must be met for each lot. A variance to the standard must be approved through the Zoning Hearing Examiner (ZHE) process to increase the allowed parking.

Lot Lines & Parking

The applicant's desire to draw lot lines, so that each building has its own lot, complicates parking calculations. Parking requirements for regular spaces, handicap spaces, and motorcycle spaces must be met for each lot, on that lot, pursuant to Zoning Code 14-16-3-1(A). Staff has verified this with Code Enforcement Staff.

Lot lines as proposed could be reconsidered and redrawn, so that perhaps a variance to Design Regulation 12R-3 would not be needed. The school and daycare centers will function as a cohesive campus and will be owned by the same party. If any of the buildings and tracts are sold in the future, the lot lines needed can be considered at that time through a minor subdivision action at the DRB.

Other Parking Items

Based on the 98 parking spaces provided (not the maximum of 87 allowed by the LCSDP), 4 handicap spaces are required. 8 are provided, 2 on each tract. This allocation treats the campus as a functional whole, rather than based on the proposed lot lines. 3 motorcycle spaces are required. 3 are provided on Tract A and three on Tract C. The MC spaces on Tract C will need to be relocated to an area visible from the building's main entrance pursuant to Zoning Code 14-16-3-1(C)(2). A new bike rack is proposed near the expanded play area on Tract B. Bicycle parking is not shown for Tract A or Tract C.

The subject site is not zoned SU-1, so the EPC does not have discretion over parking requirements.

Pedestrian & Bicycle Access & Circulation, Transit Access

There are two existing pedestrian access points: one is from Paseo del Norte Blvd. and on the site's southern side. The other is just west of Building A, and is from Holly Ave. Transit does not serve the subject site. A pathway across the gravel is needed to connect the tracts to the paved, multi-use trail along Paseo del Norte Blvd.

A new bike rack is proposed near the expanded play area, which is a location where it's more likely to get used. The bike rack for Buildings A and B is elevated and located in the middle of a parking lot island, which is difficult for bicyclists to access and potentially unsafe to park bikes.

Pedestrian circulation is facilitated between Building A and Building B by their proximity, and would be easy between Building B and the proposed Building C, since the play area would be expanded and span the area between them.

No connection is proposed from Holly Ave. to the new Building C; the only way to get to it without crossing a parking area is to walk all the way to the southern side of the site and through the playground. Pursuant to Zoning Code 14-16-3-1(H), pedestrian connections shall be provided from all street sidewalks to the principal customer entrance of the nearest building on a site.

Walls/Fences

A new wall is proposed along the western portion of the subject site's southern boundary, where the new Building C is planned. The proposed screen wall, which varies in height from 4 to 8 feet, is of two colors of split-faced CMU (buff with a brown accent). Metal pickets are shown on a portion of the wall. The existing wall is proposed to be modified to match the design of the proposed wall (see Details sheet).

The design regulations in Zoning Code 14-16-3-19(C) apply because the wall is at least four feet tall and faces a street right-of-way. To break up massing, one feature from (a), (b), and (c) is required. The proposed wall has three features from (b)-openings, a cap, and height variation, but none from (a). Staff suggests adding a decorative feature, such as columns at certain intervals, to fulfill the requirement.

Landscaping

The site has existing landscaping in the parking area, along the south side of the site and along the north side of the site adjacent to Holly Avenue. The applicant proposes landscaping similar to what was approved previously.

The landscaping on the eastern portion of the subject site does not match the landscaping shown on the proposed landscaping plan or what was approved in 2015. The landscape buffer abutting Holly Ave. NE contains a multi-trunk aspen tree, a children's gardening area, and other vegetative cover. The proposed landscaping plan needs to match what exists.

The plant palette consists of trees, shrubs, grasses, and perennials. For trees, one evergreen and two species of oak are proposed. Vitex is a small, ornamental tree. None of the trees proposed is canopy forming; the oak are multi-trunk.

While this may be acceptable on the subject site's northern side under the power poles, canopy-forming shade trees would be more appropriate near the playground and in landscaping islands in the parking lot because they provide more shade and help reduce the heat island effect of the large parking lot. Also, multi-trunk trees have several trunks that grow horizontally and encroach into parking spaces. This oak species is relatively short and doesn't provide much shade, as evidenced

by the trees in the existing parking lot islands. Staff counts 13 parking lot trees, not 20. Vitex are an ornamental and too short to count as a parking lot tree.

The divided landscape area near the SW corner of the subject site is too small to contain a tree; the area needs to be enlarged, which will be possible since the motorcycle spaces need to be relocated to a more visible area (see also Parking discussion in this report).

Public Outdoor Space

Public outdoor space is not required because the buildings do not total at least 60,000 sf.

Lighting & Security

The existing parking lot light poles are a dark grey color and have rounded, double fixtures. This needs to be reflected in the light pole detail. The light poles are 14 feet tall, according to the detail, and have cut-off fixtures. Building mounted lights are proposed on the southern and western sides of the building, and are mounted at 14.5 feet. This needs to be dimensioned.

Architecture

The new Building C (daycare center, 11,066 sf) is proposed to be 23 feet tall for a portion of it, and 16 feet tall for the rest of it, with another step-down to 14.5 feet tall. The architecture incorporates three stucco colors (tan, red, and brown) and features metal accents (medium bronze) and sun shades (off-white). The same colors will be used on Building C as on Buildings A and B. The architectural features are similar, though the existing buildings have a stone wainscoting that is not proposed for Building C.

On the main sheet, the buildings need to be dimensioned horizontally. The proposed Building C has two facades that are approximately 132 feet long (see elevations), but the measurement is approximately 124 feet long on the main sheet. Pursuant to Zoning Code 14-16-3-18(C)(3), a bench shall be provided along one of the building's facades that exceed 100 feet long. Seating calculations and a bench detail are also needed.

Signage

The existing monument sign faces Holly Ave. and is a 4.5 foot, curved wall of split-faced CMU, with bronze aluminum letters, 40 sf. A new monument sign, of similar design, is proposed near the new entrance from Holly Ave., near the subject site's western end. The new monument sign would be the same design and size. Lighting (if any) needs to be specified.

Three building-mounted signs are proposed, on the building's south, east, and north elevations. The signage needs to be dimensioned, with the sf totaled, and the colors and materials specified in a sign detail.

Grading & Drainage Plan

The subject site drains from SE to NW, with a difference of about 14 feet across the site (5,590 feet to 5,585 feet). The finished floor (ff) of the proposed building is 5596.2 feet. Runoff water will be directed toward Holly Ave. NE, with some being retained on-site in depressed landscaping beds.

Curb notches are shown on some landscaping islands and a curb notch detail is provided. The subject site is not in a designated floodplain.

Utility Plan

There are five existing easements and two new easements proposed with the SPS amendment. The overhead PNM easement, which runs along Holly Ave., is not indicated by keyed note. Water and sanitary sewer service come from Holly Ave. A new fire hydrant and new water service are proposed near the subject site's western end.

La Cueva Sector Development Plan (LCSDP) Design Regulations

The LCSDP contains design regulations that, over time, have created quality development that lends a certain character to the area. Staff reviewed the proposed SPBP against these regulations. Here, Staff summarizes the regulations and notes compliance or lack of compliance. For the complete text of the regulations, please refer to p. 30-38 of the LCSDP.

The LCSDP contains 16 categories of design regulations applicable to all SU-2 zoned properties (see p. 31) in the Plan area. In some cases, more information (MI) is needed to determine compliance. In others, revisions are needed to create compliance (NC-Non-Compliant). Clarification is noted with a C. The following analysis focuses on these rather than on instances of compliance.

The LCSDP contains 16 categories of design regulations applicable to all SU-2 zoned properties (see p. 31). The proposed site development plan mostly complies with applicable design regulations. In some cases, more information (MI) is needed to determine compliance. In others, minor revisions are needed to create compliance or clarify (NC-Non-Compliant). The following analysis focuses on these rather than on the instances of compliance.

1. Trail Connections

1R-1: Trail connections shall be provided from all sites that abut major and minor trails designated in the Trails and Bikeways Facility Plan at a minimum interval of 300 feet. Connections may include intersection streets with sidewalks, a 6 foot asphalt trail, or similar pedestrian facility. **NC**

There is an existing pedestrian opening near the play area, but it does not connect to the trail as shown on the site plan (see photos).

8. Open Space & Common Areas

8R-2: Every non-residential development shall contribute to the enhancement of the community and public spaces by providing amenities such as a plaza, courtyard, patio seating area, or a pedestrian plaza with benches. **NC**

The proposal is for a non-residential development. A plaza area, courtyard, patio seating area, or a pedestrian plaza with benches needs to be added.

8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 sf or four percent or greater of the building footprint. A plaza shall have a minimum depth of

at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan. **NC**

The proposal is for a non-residential development. No open space amenity is proposed.

9. Building Materials & Colors

9R-3: Dark-colored roofs contribute to higher HVAC cost and should be prohibited. Roof colors must be of low reflecting, subtle, neutral, or earth tone colors. Pueblo style flat roofs or pitched roof tiles are preferred. **MI**

A note needs to be added to the site plan for building permit amendment to address this standard.

11. Views

11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site. **C**

The applicant provided a view sheet, which is part of the site development plan for building permit. The view lines need to be shown on the main sheet (Sheet 1). The length of the building matches the length of the building as shown on the elevations, but differs from the building length on the main sheet.

12. Off-Street Parking

12R-3: The minimum required parking spaces plus ten percent is the maximum parking allowed. A variance to the standard must be approved to increase the allowed parking. **NC**

A variance is required because the parking for Building C (24 max, 72 provided), and the site overall (87 max, 98 provided), exceeds the minimum parking plus 10%.

13. Signage

13R-8: The maximum individual letter size of all building mounted signs shall be two feet. **C**

A sign detail, with dimensions called out, is needed on the elevations.

14. Lighting

14R-2: All outdoor lighting fixtures shall be fully shielded and equipped with automatic timing devices. **MI**

A note is needed on the site development plan to ensure that all outdoor light fixtures will have automatic timers.

14R-3: All outdoor light fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards and parking lots. **MI**

A note is needed on the site development plan to ensure that all outdoor light fixtures will have light and motion sensors and/or automatic timers.

14R-6: All outdoor lighting fixtures mounted on buildings or structures shall be mounted at a height no more than 16 feet above finished grade. **MI**

It's evident that the request complies, but the dimension (height to light fixture) needs to be shown on the elevations.

14R-7: All outdoor lighting systems shall be designed and operated so that the area 10 feet beyond the property line of the premises receives no more than 0.25 (one quarter) of a footcandle of light from the premises lighting system. Gas station canopy lighting shall be shielded or recessed to avoid impact on surrounding residences. **MI**

A note is needed on the site development plan.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 8/8/2017 to 8/18/2017. Transportation Development staff has several comments regarding parking spaces, trail connections, etc., and notes that it's unclear what is being amended. The ABCWUA offered several comments. The Solid Waste Management Division (SWMD) commented regarding the refuse enclosure location. PNM offered its standard comments. Agency comments begin on p.27 of this report.

Neighborhood/Public

The applicant notified the Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs (see attachments). The City notified property owners within 100 feet of the subject site, as required (see attachments).

As of this writing, Staff has received three phone calls: two from neighbors and one from a neighboring business owner. All inquired about the project but were not opposed to it. One caller was concerned about views. Staff received a letter from a neighbor indicating that they would not be able to attend the hearing (see attachment). There is no known opposition.

VII. CONCLUSION

The proposal is for amendments to the existing site development plan for subdivision (SPS) and site development plan for building permit (SPBP) (Project #1005237/17EPC-40032 and 17EPC-40033) for an approximately 2.7 acre site on Holly Ave. NE, between Ventura St. and Holbrook St. The applicant wants to add a new building (Building C) for infant daycare. Building A is a private elementary school and Building B is a daycare center (pre-school). Amendments also include an upgraded playground area, parking lot expansion, new access points, and associated, revised calculations.

The La Cueva Sector Development Plan (LCSDP) applies and contains design regulations. Staff finds that the request mostly furthers applicable Goals and policies, but that there is some non-compliance with the design standards.

The Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs were notified as required, as were property owners within 100 feet of the subject site. A facilitated meeting was not held. A few people called to inquire about the project, but were not opposed. There is no known opposition.

Staff recommends approval subject to conditions needed to create compliance with the design standards and provide clarification.

FINDINGS –17EPC-40033-September 14th, 2017-Site Development Plan for Subdivision Amendments

1. This is a request for an amendment to a Site Development Plan for Subdivision (SPS, 15EPC-400) for Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2.7 acres.
2. The request will allow expansion of the existing school campus, consisting of a daycare center/preschool (Building B) and an elementary school (Building A). The applicant has acquired property adjacent west of the existing development and wants to add a daycare center for infants (Building C). The request amend the previously approved SPBP (15EPC-40012) by adding a new building, adding more parking areas, expanding the playground, and extending the sidewalk and curb and gutter along Holly Ave. NE.
3. An amendment to the existing Site Development Plan for Building Permit (SPBP, 17EPC-40032) is being considered concurrently to this request.
4. The subject site is zoned SU-2/Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP). The SU-2/Mixed Use zone references the C-1 zone, with certain exceptions. A daycare center is a permissive use.
5. The design requirements of the LCSDP, the Common Design Regulations for All SU-2 Zoned Properties and RT Development in the RD Zone, apply.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:
 - A. Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed new building and site improvements would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the La Cueva Sector Development Plan (LCSDP).

The new development would be of a quality consistent with the existing development on the subject site and nearby in the area.

- B. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate.

- C. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, where neighborhoods and stability are desired. Growth is generally desired in Areas of Change. However, development such as that proposed would reinforce the character and intensity of the surrounding area due to its scale and architectural compatibility.

The proposed development would not be intense and would generally enhance the character of the existing single-family neighborhoods nearby due to its scale and architectural compatibility.

8. The request furthers the following, applicable Guiding Principles of the LCSDP:

- A. Guiding Principle 4 (p. 4): Land uses that are compatible with existing development.

The proposal would result in development of a daycare center on the expanded subject site. The new use would be compatible with the existing pre-school and elementary school on the subject site, and would provide an additional service to support the surrounding neighborhoods.

- B. Guiding Principle 2 (p. 25): The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal would allow expansion of a service business (a school) while adding another service, a daycare center. This would promote variety and help to meet the needs of the area's growing population.

- C. Guiding Principle 8 (p. 25): The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

The applicant submitted a view analysis showing that the views to the south and the southwest will be protected. The proposed height, 23 feet, is three feet less than the 26 feet allowed for residential uses nearby.

- D. Guiding Principle 9 (p. 25): Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

9. The applicant wants each building (A, B, and C) to be on a separate tract, which raises issues with respect to parking requirements and access. Since the school and daycare centers will function as a cohesive campus owned by the same party, it may be worthwhile to reconsider the location of the proposed lot lines. If the buildings are sold in the future, or if a portion of the school no longer functions as such, the lot lines can be adjusted at that time through a minor subdivision action at the DRB.
10. Conditions of approval are needed to clarify the submittal.
11. The applicant notified the Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs. The City notified property owners within 100 feet of the site, as required. As of this writing, Staff has received three phone calls: two from neighbors and one from a neighboring business owner. All inquired about the project but were not opposed to it. One caller was concerned about views. Staff received a letter from a neighbor indicating that they would not be able to attend the hearing. There is no known opposition.

RECOMMENDATION - 17EPC-40033-September 14th, 2017

APPROVAL of 17EPC-40033, Site Development Plan for Subdivision Amendment, for Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2.7 acres, zoned SU-2/Mixed Use, based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL - 17EPC-40033-September 14th, 2017- Site Development Plan for Subdivision Amendments

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions.

Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
 3. The proposed lot lines shall be labeled and clearly indicated.
 4. The buildings' primary use shall be listed.
 5. The following conditions from Transportation Staff shall be met:
 - A. The site should have a Neighborhood Impact Assessment (NIA) study done if access is being added or changed for a school.
 - B. Lot line should be adjusted as to not landlock parcels.
 - C. Show existing lot lines and indicate proposed lot lines.
 - D. Parking spaces should not cross or straddle lot lines. Curb returns and ADA ramps must be kept inside property lines.
 - E. Infrastructure and/or ROW dedications may be required at DRB.
 - F. All work within the public ROW must be constructed under a COA Work Order.
 - G. Provide cross access easements and any applicable shared parking agreements.
 - H. Curb, gutter, sidewalk and roadway section improvements will be required at DRB.
-

FINDINGS - 17EPC-40032-September 14th, 2017-Site Development Plan for Building Permit Amendment

1. This is a request for an amendment to a Site Development Plan for Building Permit (SPBP, 15EPC-40012) for Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2.7 acres.
2. The request will allow expansion of the existing school campus, consisting of a daycare center/preschool (Building B) and an elementary school (Building A). The applicant has acquired property adjacent west of the existing development and wants to add a daycare center for infants (Building C). The request amend the previously approved SPBP (15EPC-40012) by adding a new building, adding more parking areas, expanding the playground, and extending the sidewalk and curb and gutter along Holly Ave. NE.

3. An amendment to the existing Site Development Plan for Subdivision (SPS, 17EPC-40033) is being considered concurrently to this request.
4. The subject site is zoned SU-2/Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP). The SU-2/Mixed Use zone references the C-1 zone, with certain exceptions. A daycare center is a permissive use.
5. The design requirements of the LCSDP, the Common Design Regulations for All SU-2 Zoned Properties and RT Development in the RD Zone, apply.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goals and policies of the Comprehensive Plan:
 - A. Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1- Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed new building and site improvements would generally enhance the distinct community that has developed in this part of NE Albuquerque, which is subject to the design regulations of the La Cueva Sector Development Plan (LCSDP).

The new development would be of a quality consistent with the existing development on the subject site and nearby in the area.

- B. Goal 5.1- Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located outside of the designated Activity Centers, where lower-intensity development is desired. The subject site backs up to a designated Commuter Corridor, Paseo del Norte Blvd., which is intended to move vehicles relatively quickly, with less focus on alternative transportation modes.

The area near the subject site is mostly residential and is intended to be more stable than other areas. Situating lower-intensity growth in this area, which would maintain appropriate and compatible density and scale with existing development, is appropriate.

- C. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3- Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is located in an Area of Consistency, where neighborhoods and stability are desired. Growth is generally desired in Areas of Change. However, development such as that proposed would reinforce the character and intensity of the surrounding area due to its scale and architectural compatibility.

The proposed development would not be intense and would generally enhance the character of the existing single-family neighborhoods nearby due to its scale and architectural compatibility.

8. The request furthers the following, applicable Guiding Principles of the LCSDP:

- A. Guiding Principle 4 (p. 4): Land uses that are compatible with existing development.

The proposal would result in development of a daycare center on the expanded subject site. The new use would be compatible with the existing pre-school and elementary school on the subject site, and would provide an additional service to support the surrounding neighborhoods.

- B. Guiding Principle 2 (p. 25): The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The proposal would allow expansion of a service business (a school) while adding another service, a daycare center. This would promote variety and help to meet the needs of the area's growing population.

- C. Guiding Principle 8 (p. 25): The North Albuquerque Community has identified "views" and "open space" as two valuable assets that identify the area.

The applicant submitted a view analysis showing that the views to the south and the southwest will be protected. The proposed height, 23 feet, is three feet less than the 26 feet allowed for residential uses nearby.

- D. Guiding Principle 9 (p. 25): Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design requirements of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality.

9. The applicant will need to seek a variance to Design Regulation 12R-3 of the LCSDP through the Zoning Hearing Examiner (ZHE) process to increase the allowed parking on the subject site. Pursuant to Design Regulation 12R-3, the maximum parking allowed is the minimum plus 10%. For Tract C: 24 spaces maximum allowed; 72 provided. For the school campus (Tracts A, B, and C) as a whole, 87 maximum allowed; 98 provided.
10. Conditions of approval are needed to remedy instances of non-compliance with the Zoning Code and the LCSDP Design Regulations, and to clarify the submittal.
11. The applicant notified the Vineyard Estates NA, Heritage East Association of Residents, and District 4 Coalition of NAs. The City notified property owners within 100 feet of the site, as required. As of this writing, Staff has received three phone calls: two from neighbors and one from a neighboring business owner. All inquired about the project but were not opposed to it. One caller was concerned about views. Staff received a letter from a neighbor indicating that they would not be able to attend the hearing. There is no known opposition.

RECOMMENDATION - 17EPC-40032-September 14th, 2017

APPROVAL of 17EPC-40032, a request for Site Development Plan for Building Permit Amendment for Lot 8 and the western half of Lot 9, Block 20, Unit 3, Tract 3, North Albuquerque Acres; and Tracts A and B, Mark 3S Holly Development, located on Holly Ave. NE, between Ventura St. and Holbrook St. NE, containing approximately 2.7 acres, zoned SU-2/Mixed Use, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –17EPC-40032-September 14th, 2017-Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A note shall be added to state that the Site Development Plan shall comply with the “Common Design Regulations for All SU-2 Zoned Properties and RT Development in the RD Zone” in the LCSDP.

4. The applicant shall obtain a variance to Design Regulation 12R-3 of the LCSDP through the Zoning Hearing Examiner (ZHE) process to increase the allowed parking on the subject site and allow the parking as proposed.
5. The Neighborhood Impact Assessment shall be provided and found acceptable by Transportation Staff.
6. Parking:
 - A. Each lot shall be fully parked for regular spaces, handicap spaces, motorcycle spaces, and bicycle spaces pursuant to applicable requirements.
 - B. The MC spaces on Tract C will need to be relocated to an area visible from the building's main entrance pursuant to Zoning Code 14-16-3-1(C)(2).
 - C. The bicycle rack in the middle of the parking lot, in a landscape island, shall be relocated.
7. Pedestrian Access & Circulation:
 - A. A pathway across the gravel shall be provided to connect to the paved, multi-use trail along Paseo del Norte Blvd. (LCSDP 1R-1)
 - B. A pedestrian pathway from Tract C to the trail along Paseo del Norte Blvd. shall be provided.
 - C. A pedestrian connection shall be provided from the sidewalks to the principal customer entrance of Building C [Zoning Code 14-16-3-1(H)].
 - D. The existing pedestrian pathway through the parking lot to Building A shall be retained and shown.
8. Open Space & Common Areas:
 - A. A plaza area, courtyard, patio seating area, or a pedestrian plaza with benches shall be added (LCSDP 8R-2).
 - B. A public open space amenity equal to the greater of 400 sf or four percent or greater of the building footprint shall be provided (LCSDP 8R-3).
9. Outdoor Seating:
 - A. A bench shall be provided on one of the building's facades that exceeds 100 feet long. [Zoning Code 14-16-3-18(C)(3)].
 - B. Seating calculations shall be provided.
 - C. A bench detail shall be provided.
10. Walls: A decorative feature shall be added to the proposed wall pursuant to Zoning Code 14-16-3-19(C)(2)(b).

11. Landscaping:

- A. The proposed landscaping plan shall accurately depict the existing landscape.
- B. The divided landscape area near the subject site's SW corner shall be enlarged to have enough space for a tree.
- C. The parking lot tree total shall be changed to 13 (vitex are too small to count).
- D. A couple of large, canopy-forming, not multi-trunk trees shall be added to the play area or the parking lot.
- E. Curb notches shall be shown on the landscaping plan and match those on the Grading and Drainage Plan.

12. Lighting:

- A. A note shall be added regarding outdoor lighting fixtures being fully shielded and equipped with automatic timing devices (LCSDP 14R-2).
- B. A note is needed on the site development plan to ensure that all outdoor light fixtures will have light and motion sensors and/or automatic timers (LCSDP 14R-3).
- C. A note is needed on the site development plan regarding outdoor lighting system design and operation (LCSDP 14R-7).

13. Views Sheet:

- A. The view lines shall be indicated on the main sheet (Sheet 1).
- B. The dimensions and distances used on the view sheet shall match those on the site plan.

14. Signage:

- A. The building-mounted signage shall be dimensioned, with the square footage totaled (LCSDP 13R-8).
- B. The height to the building-mounted light fixtures shall be dimensioned (LCSDP 14R-6).
- C. Colors and materials of the building-mounted signage shall be specified in a sign detail (LCSDP 13R-8).
- D. Signage lighting (if any) shall be specified.

15. Architecture:

- A. The building footprints shall be dimensioned and match the dimensions on the elevations.
- B. A note shall be added regarding roof color (LCSDP 9R-3).

16. Other:

- A. Label the circle area near the play area or add it to the legend.

- B. The refuse enclosure shall be labeled.
- C. The amendments shall be listed.
- D. The buildings' primary uses shall be listed.
- E. The SPS notes shall be removed from the SPBP.
- F. Move notes regarding signage, lighting, and roofing to other sheets.

17. The following conditions from Transportation Planning Staff shall be met:

- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- C. Parking spaces cannot cross over lot lines.
- D. A trail connection must be provided from each tract to the Paseo Del Norte multi use path.
- E. Access, curb returns and ADA curb ramps must be contained within the frontage of the servicing tract. The entrance is shown outside of the property line because of the new property line.
- F. Provide cross access easements and any applicable shared parking agreements.
- G. Clearly identify all changes to existing site. The site plan does not show what changes are being made to the existing buildings or site.
- H. Identify motorcycle parking by sign, either free-standing or wall mounted.
- I. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

18. Condition from the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA):

Submit an Availability Statement request. Requests can be made at the link below:

http://www.abcwua.org/Availability_Statements.aspx

Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

19. The following conditions from PNM shall be met:

- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Existing PNM overhead distribution facilities are located on north side of the property.

- B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

Contact: Mike Moyer, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697

- C. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
- D. An existing overhead distribution line is located along the northern boundary of the subject property. On Sheet 2, Landscape Plan, the proposed tree selection along Holly Avenue NE, the Red Texas Oak, is not a compatible height at maturity with the existing overhead electric distribution facility along the northern boundary of the site. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Trees at mature height that interfere with this electric line will be trimmed. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact: Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Abq., NM 87107. Phone: (505) 241-3697
-

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:

High Mesa Consulting, Attn. Graeme Means, 6010-B Midway Park Blvd. NE, ABQ, NM, 87109
Mark 3S, Inc., c/o Tina Patel, 1720 Louisiana Blvd. NE, ABQ, NM, 87110

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Spoke with Catalina re: parking.

Office of Neighborhood Coordination

Long Range Planning

No comment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

There seems to be some inconsistency in relation to the new building use. The submittal letter, letter to the Neighborhood Associations and drawings do not provide enough information for a full review. Transportation requests a deferral until additional information is provided.

17EPC-40032 Site Development Plan for Building Permit

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Parking spaces cannot cross over lot lines.
4. A trail connection must be provided from each tract to the Paseo Del Norte multi use path.
5. Access, curb returns and ADA curb ramps must be contained within the frontage of the servicing tract. The entrance is shown outside of the property line because of the new property line.
6. Provide cross access easements and any applicable shared parking agreements.
7. Clearly identify all changes to existing site. The site plan does not show what changes are being made to the existing buildings or site.

The following comments need to be addressed prior to DRB:

1. **Motorcycle parking should be identified by sign, either free-standing or wall mounted.**
2. Please add a note on the plan stating **“All improvements located in the Right of Way must be included on the work order.”**

17EPC-40033 Site Development Subdivision Amendment

- The site should have a Neighborhood Impact Assessment (NIA) study done if access is being added or changed for a school.
- Lot line should be adjusted as to not landlock parcels.
- Show existing lot lines and indicate proposed lot lines.
- Parking spaces should not cross or straddle lot lines. Curb returns and ADA ramps must be kept inside property lines.
- Infrastructure and/or ROW dedications may be required at DRB.
- All work within the public ROW must be constructed under a COA Work Order.
- Provide cross access easements and any applicable shared parking agreements.
- Curb, gutter, sidewalk and roadway section improvements will be required at DRB.

Hydrology Development

In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Conceptual Grading and Drainage Plan and Drainage Report prior to that DRB approval, addressing the below site specific comments, the criteria stated in the Development Process Manual, and the design guidelines in the Standard Specifications for Public Works Construction.

Hydrology Review Engineer: Dana Peterson, PE dpeterson@cabq.gov, 924-3695

SITE SPECIFIC COMMENTS:

- Stormwater quality volume will need to be retained on-site for all new impervious areas, including roof drainage
- Capacity of the Holly SD line and the proposed developed flow assumptions will need to be verified.

GENERAL:

- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabq.gov) or Renéé Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
- The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
- Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:
 - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
 - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
 - If discharging to the back of inlets, determine if doing so will still provide capacity for the

discharge from the street.

- All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

New Mexico Department of Transportation (NMDOT)

For COA's future planning purposes, due to existing and ongoing development on Holly Ave., NMDOT does NOT support or recommend the intersection of Holbrook St. and Holly Ave. to be signalized, at this time or in the future. This is due its proximity to the signalized intersection of NM 423 & Ventura. Please refer to the State Access Management Manual (SAMM) Chapter 8, Section 18.B (4) Corner Clearance.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

17EPC-40024 Site Development Plan for Building Permit

- Identification: UPC – WAS: 102006437103740126 & 102006435503740127 BUT IS ACTUALLY: 102006439103740125, 102006440702940134, & 102006440804040133
 - a. The proposed site is adjacent to the pressure zone boundary 5E and 6E. Based on the finished floor elevation, the site falls within the 6E pressure zone. As a result extension of public waterline may be required along Copperleaf Trl. This extension will provide more desirable pressure. This determination will be definitively determined in the Availability Statement mentioned below.
 - b. As a condition for approval please submit an Availability Statement request. Requests can be made at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - c. The proposed Utility Plan indicates several onsite services.
 - i. Please note that all onsite services shall be considered private.
 - ii. Fire lines shall contain both public and private valves.
- 1. Private valves need to be installed prior to any bends.
- iii. Shared services between lots is prohibited.
- 1. Service to lots that do not have frontage to existing public infrastructure shall be through dedicated easements.
- iv. Refer to the Water Utility Authorities Cross Connection Ordinance for pertinent information pertaining to commercial developments.

2. 17EPC-40033 Site Development Plan for Subdivision Amendment

- a. No adverse comment.

3. 17EPC-40034 Site Development Plan for Subdivision

- a. No adverse comment.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Site Plan Bldg. Permit: Clarify if new/proposed double refuse enclosure will serve bldgs.. A,B,&C and will completely replace the existing enclosure. All new/proposed refuse enclosures must be built to COA minimum requirements. The island curb just North of proposed enclosure, needs to be reduced by 5' for refuse truck access to West side of enclosure. Reduce the tree canopies of the 2 "Red Texas Oaks" located in the new parking lot curb islands (Hinders Refuse Truck Turning Radius).

Site Plan Subdivision Amend: No Comment

Site Plan Subdivision: No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

1005237 17EPC- 40032 & 33	Site Plan for Building Permit and Site Plan for Subdivision for 2.49 acres on Holly between Ventura and Holbrook NE; for an office/day care facility	Paseo Del Norte Commuter Corridor	There is no current transit service in this segment of Paseo Del Norte and none is planned.	Route 2 runs north-south along Ventura between the Eubank Gate of KAFB and a turn-around on Academy and Layton. This route adds commuter service to and from La Cueva High School for two hours in the morning and two hours in the afternoon.
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COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comments.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Existing PNM overhead distribution facilities are located on north side of the property.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

Contact: Mike Moyer, PNM Service Center
4201 Edith Boulevard NE, Albuquerque, NM 87107
Phone: (505) 241-3697

3. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.



**PNM Additional Comments
Environmental Planning Commission
Public Hearing to be Held on September 14, 2017**

Additional Conditions for Approval for Project #1005237 Site Development Plan for Building Permit, Site Development Plan for Subdivision Amendment and Site Development Plan for Subdivision (Montessori One Preschool and Elementary Academy expansion on Holly NE between Ventura NE and Hollbrook NE) 17EPC-40032; 17EPC-40033; 17EPC-40034

1. An existing overhead distribution line is located along the northern boundary of the subject property. On Sheet 2, Landscape Plan, the proposed tree selection along Holly Avenue NE, the Red Texas Oak, is not a compatible height at maturity with the existing overhead electric distribution facility along the northern boundary of the site. A shorter tree selection at mature height is necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Trees at mature height that interfere with this electric line will be trimmed. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.
Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

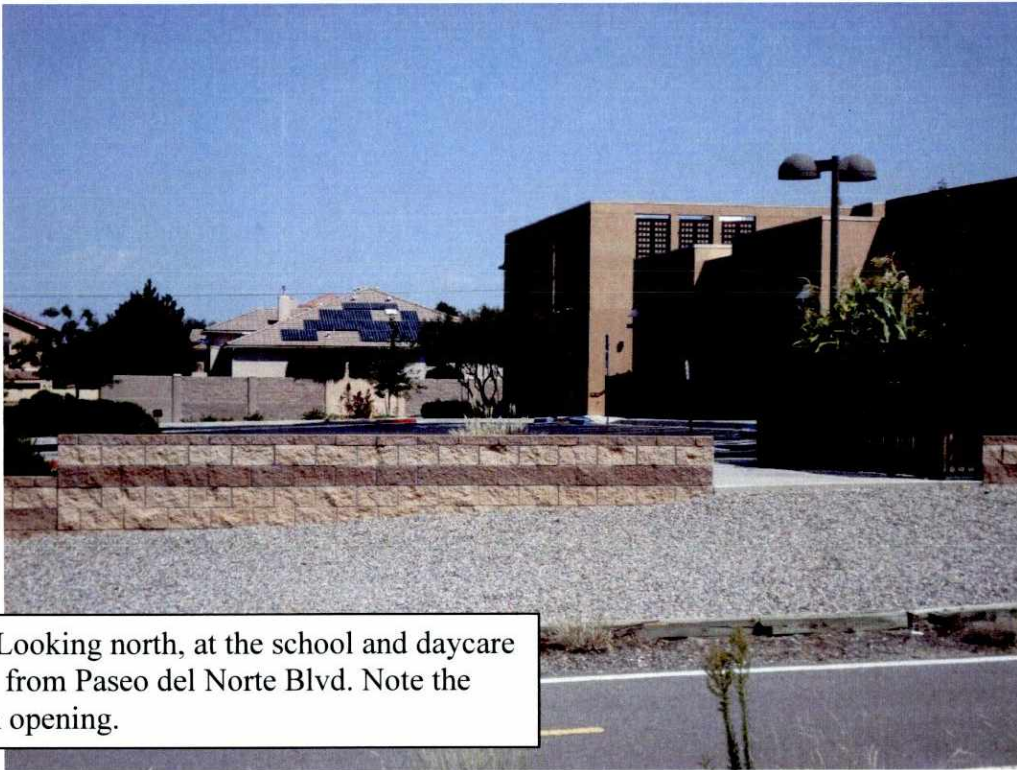


Figure 1: Looking north, at the school and daycare buildings, from Paseo del Norte Blvd. Note the pedestrian opening.



Figure 2: Looking east, at the school and daycare buildings.

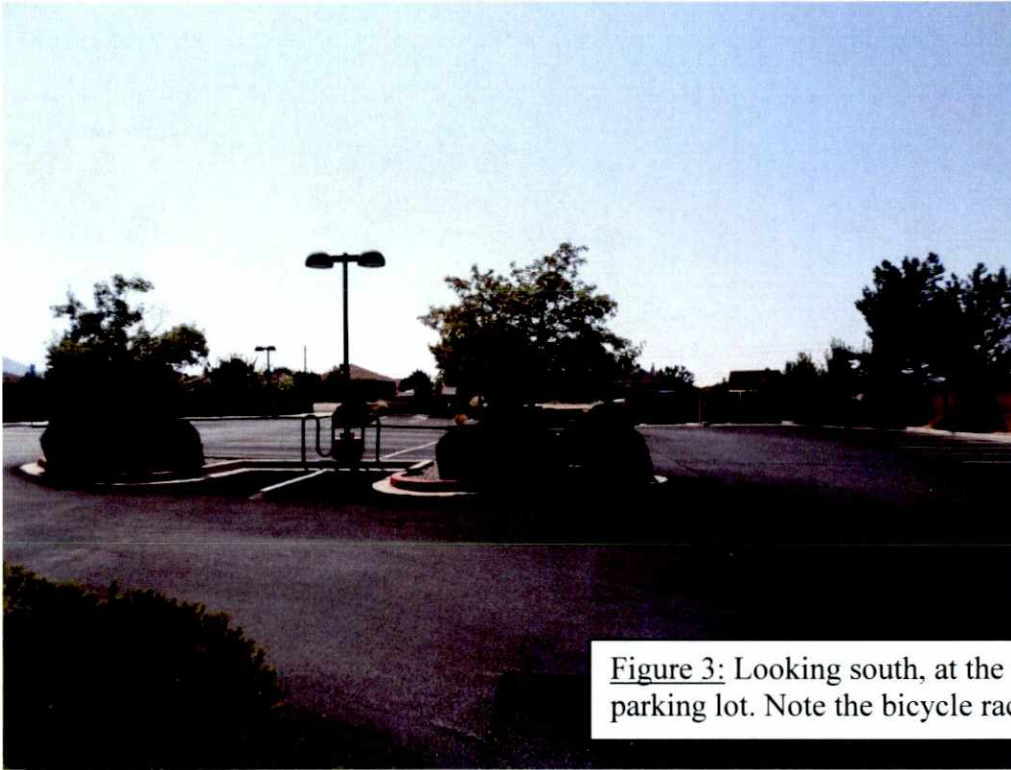


Figure 3: Looking south, at the school campus parking lot. Note the bicycle rack.

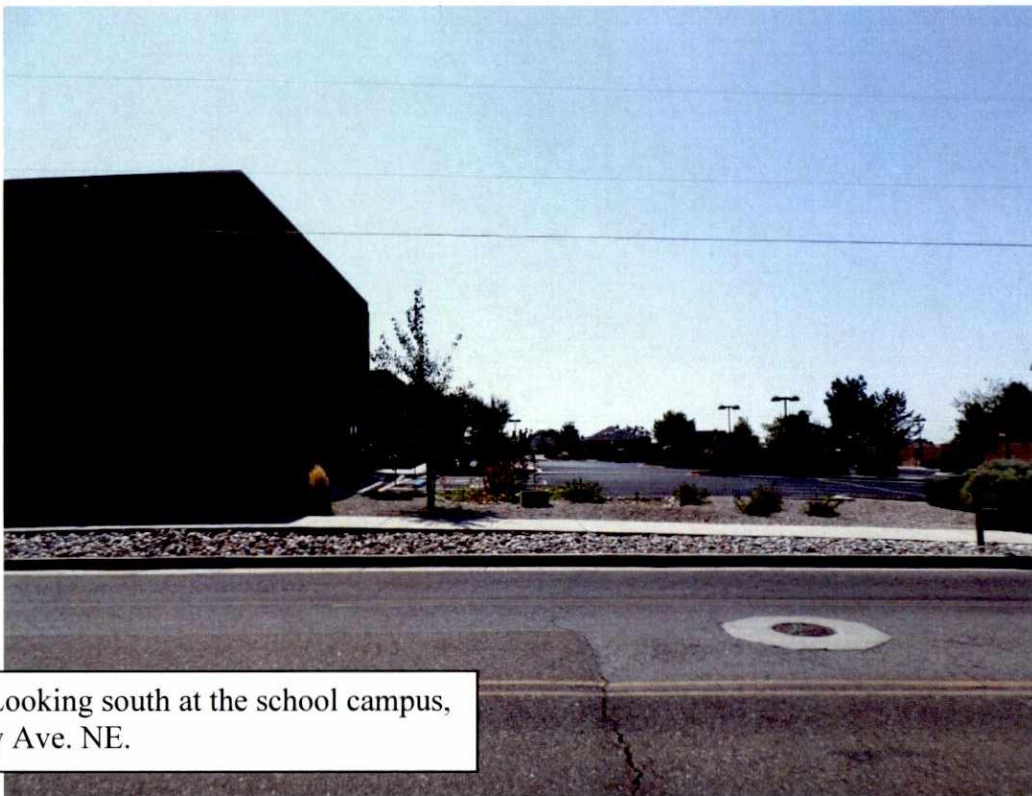


Figure 4: Looking south at the school campus, from Holly Ave. NE.

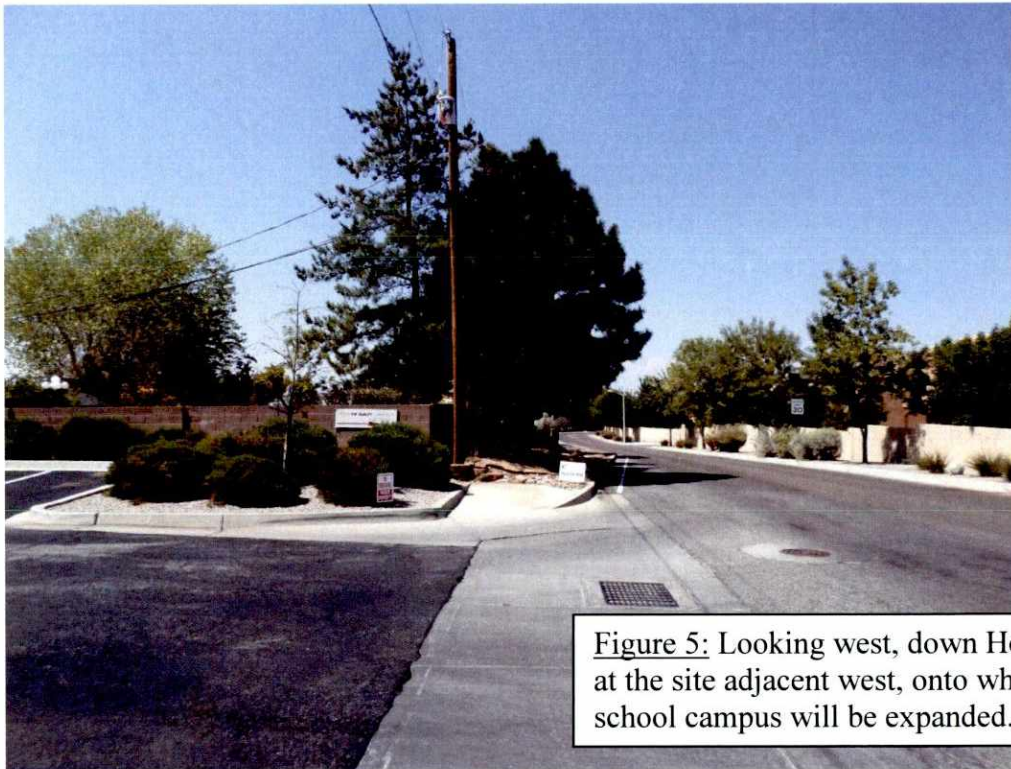


Figure 5: Looking west, down Holly Ave. at the site adjacent west, onto which the school campus will be expanded.

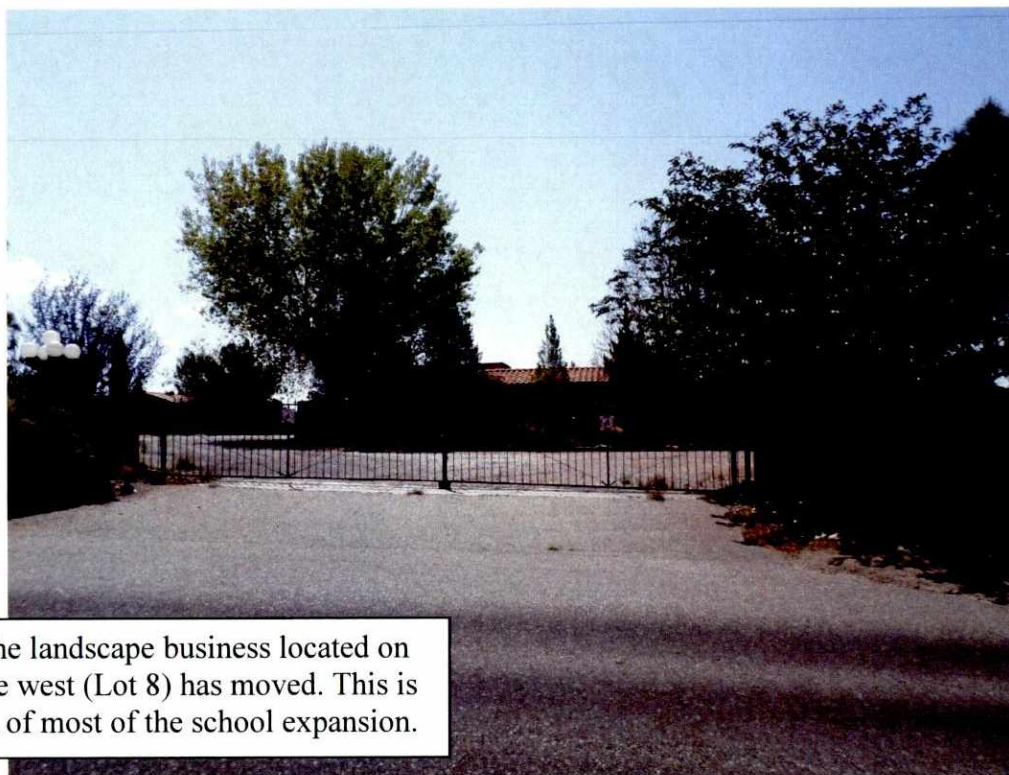


Figure 6: The landscape business located on the lot to the west (Lot 8) has moved. This is the location of most of the school expansion.

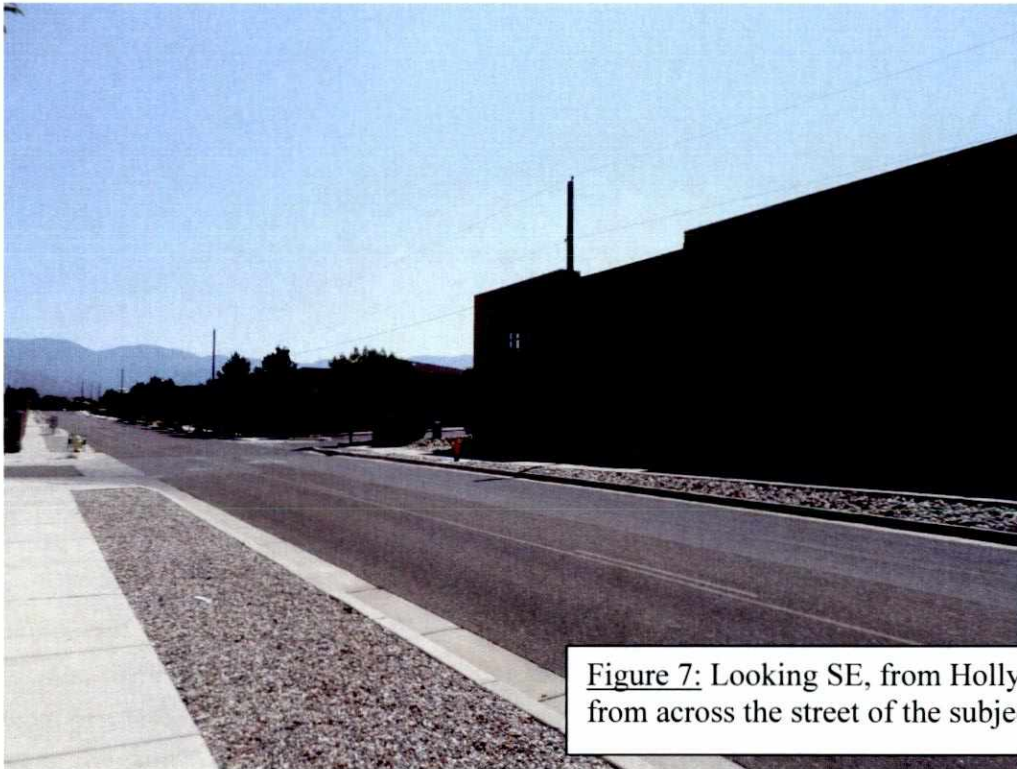


Figure 7: Looking SE, from Holly Ave., from across the street of the subject site.



Figure 8: Looking west, at the back of the existing buildings, from the office park east of the subject site.

HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

May 14, 2015

Mark 3S Inc
c/o Tina Patel
1720 Louisana Blvd NE
Albuquerque, NM 87110

Project# 1005237
15EPC-40012 Amendment to Site Development Plan for
Building Permit
15EPC-40013 Amendment to Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

The above actions for all or a portion of Tracts A & B,
Mark 3S Holly Development, zoned SU-2/ Mixed Use,
located on Holly Ave. NE, between Ventura St NE and
Holbrook St NE, containing approximately 1.34 acres.
(C-20)

Staff Planner: Maggie Gould

PO Box 1293

On May 14, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project#
1005237/15EPC-40012, an Amendment to Site Development Plan for Building Permit, 15EPC-40013
Albuquerque, an Amendment to Site Development Plan for Subdivision, based on the following findings:

FINDINGS – 15 EPC-40013 - May 14th, 2015-Amendment to Site Development Plan for Subdivision

New Mexico 87103

1. This is a request for an amendment to a Site Development Plan for Subdivision for Tracts A and B
Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street
NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will update the previously approved Site Development Plan for Subdivision to show a
proposed new building and the improvements and replat that occurred since the previous approval (06-EPC-01580).
3. The site is subject to the design guidelines of the La Cueva Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development and the
City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record
for all purposes.

www.cabq.gov

OFFICIAL NOTICE OF DECISION

Project #1005237

May 14, 2015

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5. An amendment to the previously approved SPBP (15EPC-40012) is heard concurrently with this request.
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan: The western quarter of the subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.." Applicable policies include:
 - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
The proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request furthers Policy II.B.5.d.
 - B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.
The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request furthers Policy II.B.5.e.
 - C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.
The proposed development connects to the existing trail corridor along Paseo del Norte. The request furthers Policy II.B.5g.
 - D. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furthers Policy II.B.5i.
 - E. The eastern ¼ of the site is in the area designated Rural by the Comprehensive Plan:
Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.
The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furthers Policy II.B.3b.
Economic Development
 - F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.
The applicant is a local business owner. The request furthers Policy II.D.6b because it will allow the expansion of an existing local business.

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7. The request is consistent with the policies of La Cueva Sector Development Plan:

A. Bullet 4: Land uses that are compatible with existing development.

The request will result in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.

B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population. The request further Principle two because it will allow the development of a service use (school) that may serve children in the area.

C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request further Principle 8.

D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request further Principle 9.

8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.

9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

CONDITIONS OF APPROVAL - 15EPC-40013- May 14th, 2015- Amendment to Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized

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changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

FINDINGS - 15EPC-40012- May 14th, 2015- Amendment to Site Development Plan for Building Permit

1. This is a request for an amendment to a Site Development Plan for Building Permit for Tracts A and B Mark S3 Holly Development, located on Holly Avenue between Ventura Street and Holbrook Street NE and containing approximately 1.34 acres, zoned SU-2/Mixed Use.
2. The request will allow the development of a new two story, 9,707 square foot building for a private elementary school. The request amend the previously approved SPBP (06EPC-01581) which showed a one story office building on Tract A and a preschool, now constructed on Tract B.
3. The site is subject to the requirements of the La Cueva Sector Development Plan
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. An amendment to the previously approved SPS (15EPC-40013) is heard concurrently with this request.
6. The request is consistent with Albuquerque Bernalillo County Comprehensive Plan:

The western quarter of the subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

- A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.
The proposed building is similar in style to the surrounding buildings, will be of an appropriate intensity and is designed to preserve apportion of the views to the east and the west. The request further Policy II.B.5.d.

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- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site has access to a full range of urban services, including water and sewer infrastructure, roads and electrically service. The request furtheres Policy II.B.5.e.

- C. Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

The proposed development connects to the existing trail corridor along Paseo del Norte. The request furtheres Policy II.B.5g.

- D. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will provide employment and services close to the existing residential area, but will be of a low intensity and will not create excess traffic or noise. The hours of operation will be during the day and will not add light or noise or pollution during the evening. The request furtheres Policy II.B.5i.

- E. The eastern ¼ of the site is in the area designated Rural by the Comprehensive Plan: Policy II.B.3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

The subject site has full access to water service and is connected to the existing trail along Paseo del Norte. The request furtheres Policy II.B.3b.
Economic Development

- F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant is a local business owner. The request furtheres Policy II.D.6b because it will allow the expansion of an existing local business.

7. The request is consistent with the policies of La Cueva Sector Development Plan:

- A. Bullet 4: Land uses that are compatible with existing development.

The request will results in the development of a compatible use on the subject site. The proposed school building will be a low intensity use and will not generate excess traffic or noise. The request is consistent with bullet 4.

- B. Principle 2: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population. The request furtheres Principle two because it will allow the development of a service use (school) that may serve children in the area.

- C. Principle 8: The North Albuquerque community has identified "views" and "open space" as two valuable assets that identify the area.

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The applicant submitted a view analysis showing that portions of both the views to the east and views to west will be protected. The proposed height, 26 feet, is the same as would be allowed for residential buildings on the lots to the north. The request furtheres Principle 8.

- D. Principle 9: Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The proposed development complies with the design guidelines of the LCSDP and will be an appropriate addition to the area because it will be of a similar style and quality and will use similar landscape materials. The request furtheres Principle 9.

8. The applicant notified Vineyard Estates NA, Heritage East Association of Residents and District 4 Coalition of NA's. All three associations submitted letters of support for the requests.
9. The City notified property owners within 100 feet of the site. Staff received one phone call asking for information, but the caller was not opposed to the project.

CONDITIONS OF APPROVAL – 15 EPC-40012-May 14th, 2015-Amendment to Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The applicant will continue to work with PNM to clarify the issue of distribution lines.

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MAY 29, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

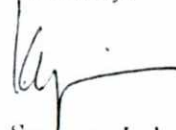
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,



Suzanne Lubar
Planning Director

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Project #1005237

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SL/MG

cc: Mark 3S Inc, c/o Tina Patel, 1720 Louisiana Blvd NE, Albuquerque, NM 87110
High Mesa Consulting Group, 6010-B Midway Park Blvd NE, Albuquerque, NM 87109
Neil Schwart, Heritage E. Assoc. of Residents, 7722 Quintana Dr. NE, Albuquerque, NM 87109
Karl Benedict, Heritage E. Assoc. of Residents, 9415 De Vargas Lp. NE, Albuquerque, NM 87109
Tony Huffman, Vineyard Estates N.A., 9712 Sand Verbena Trl. NE, Albuquerque, NM 87122-3667
Elizabeth Meek, Vineyard Estates N.A., 8831 Hampton Ave. NE, Albuquerque, NM 87122\
Michael Pridham, Dist. 4 Coalition of N.A.'s., 6413 Northland Av. NE, Albuquerque, NM 87109
Peggy Neff, Dist. 4 Coalition of N.A.'s, 8305 Calle Soquella NE, Albuquerque, NM 87113

**CITY of ALBUQUERQUE
FOURTEENTH COUNCIL**

COUNCIL BILL NO. R-50

ENACTMENT NO.

65-2000

SPONSORED BY: Brad Winter, by request

RESOLUTION

AMENDING THE LA CUEVA HIGH SCHOOL LAND USE GUIDE (A RANK THREE PLAN, ADOPTED IN 1986), TO INCORPORATE NEWLY ANNEXED PROPERTIES INTO THE BOUNDARY OF THE PLAN; REZONING PORTIONS OF THE LAND USE GUIDE; AMENDING THE GOVERNING CONCEPTS OF THE LAND USE GUIDE; RENAMING THE LAND USE GUIDE TO THE LA CUEVA SECTOR DEVELOPMENT PLAN; AND AMENDING THE ZONE MAP FOR APPROXIMATELY 650 ACRES:

WHEREAS, the City of Albuquerque is authorized to adopt plans and zoning of property to protect the public well-being, health and safety in areas within the planning and platting jurisdiction; and

WHEREAS, the majority of land in the area covered by the La Cueva High School Land Use Guide was annexed into the City of Albuquerque through a Municipal Boundary Commission action on July 26, 1995; and

WHEREAS, the majority of the annexed area is designated as Developing Urban in the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, R-D zoning was established by the City Council for the majority of the annexed area per C/S O-1, Enactment No. 25-1996; and

WHEREAS, the City Council recognizes that portions of the annexed area are suitable for urbanization in terms of location, resource capacities, and service potential; and

WHEREAS, R-D zoning is not sufficiently specific to guide development of an appropriate mixture of land uses in the plan area; and

WHEREAS, the diverse ownership and antiquated platting in the newly-

annexed area makes urban development difficult; and

WHEREAS, the City, per F/S R-2, 81-1996, initiated the development of the La Cueva Sector Development Plan, a Rank Three Plan, to rezone portions of the annexed area to provide a mix of uses more suitable in a Developing Urban Area; and

WHEREAS, rezoning portions of the annexed area is necessary and justified per Resolution 270-1980; and

WHEREAS, the City Planning Department has received substantial public and inter-departmental input in developing the Plan; and

WHEREAS, the La Cueva Sector Development Plan recommends land uses, zoning, design regulations, and strategies to encourage effectively organized urban development; and

WHEREAS, the La Cueva Sector Development Plan represents a balance between the goals of the various stakeholders in the plan area; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection, recommended approval of the La Cueva Sector Development Plan at a public hearing on December 9, 1999.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE THAT:

Section 1. The Council finds:

A. The R-D zone is often considered a "holding zone" for developing areas and the City Council anticipated revising the zoning for the area by adopting a comprehensive land use plan for the La Cueva Sector Development Plan area when the R-D zoning was established after the area was annexed.

B. There have been changed community conditions in and around the Sector Plan area since the property was platted and since R-D zoning was established. A substantial change has occurred in the character of the neighborhood since the original zoning to such an extent that the reclassification set forth in the Plan ought to be made.

1. Growth and development in the area have been piecemeal which has caused traffic, drainage and land use problems.

1 2. Paseo del Norte has been improved creating the potential for
2 increased traffic to, from and around the Plan area.
3 3. The City has recently approved the North Domingo Baca
4 Community Park Master Plan, which will provide co-location of several public
5 services to the community.
6 4. The existing zoning has discouraged a balanced mix of uses
7 necessary in a growing community.
8 C. The land use categories proposed by the Sector Development Plan are
9 more advantageous to the community than the existing R-D zoning, as articulated
10 in the Comprehensive Plan and the goals of the La Cueva Land Use Guide and
11 the proposed La Cueva Sector Development Plan.
12 D. The proposed zone map amendments meet the requirements of R-270-
13 1980.
14 E. The proposed zoning is established for the entire Plan and affects the
15 entire Plan area. The proposed zoning amendments are not "piecemeal" zoning
16 or "spot zoning".
17 F. The Council finds that the downzoning proposed in the Plan is
18 reasonable and necessary to accomplish the combined goals of the Sector
19 Development Plan.
20 Section 2. The attached La Cueva Sector Development Plan is adopted as
21 a Rank Three sector development plan to guide and govern all development
22 actions, both public and private, within the plan area. The Plan is consistent with,
23 and will lead to implementation of "Developing Urban Area" policies as set forth
24 in the Albuquerque/Bernalillo County Comprehensive Plan.
25 Section 3. The attached La Cueva Sector Development Plan is hereby
26 adopted as a land use control pursuant to the Comprehensive City Zoning Code.
27 Exhibit 12 in the Plan and the text in Chapter 5, "Zoning" are hereby adopted as
28 an extension of the Zoning Code and its zone map.
29 Section 4. The recommended drainage improvements shown on Exhibit
30 14 and described in Appendix F of the Plan, are hereby recommended for

1 approval pursuant to the North Albuquerque Acres Master Drainage Plan which is
2 an extension of this Plan.
3 Section 5. The Water and Sewer Plan illustrated on Exhibit 9 and
4 described in Chapter 7 of the Plan, is hereby adopted as a guide for future master
5 plan water and sewer facilities within the La Cueva Sector Plan area.
6 Section 6. The La Cueva High School Land Use Guide, as adopted in
7 1986, is hereby replaced with the attached La Cueva Sector Development Plan. In
8 the event of conflicting statements between the two plans, the newer attached
9 Plan shall govern.
10 Section 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
11 clause, word or phrase of this resolution is for any reason held to be invalid or
12 unenforceable by any court of competent jurisdiction, such decision shall not
13 affect the validity of the remaining provisions of this resolution. The Council
14 hereby declares that it would have passed this resolution and each section,
15 paragraph, sentence, clause, word or phrase thereof irrespective of any
16 provisions being declared unconstitutional or otherwise invalid.
17 Section 8. EFFECTIVE DATE AND PUBLICATION. This resolution shall
18 become effective five or more days after publication in full when a copy of the
19 resolution is filed in the office of the County Clerk.
20
21
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24
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26
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28
29
30 r-50amd

1 PASSED AND ADOPTED THIS 19th DAY OF June, 2000
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 Yes: 8

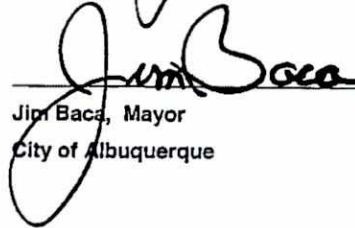
5 Excused: Baca-Hundley
6
7

8 
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10 Michael Brasher, President
11 City Council
12
13

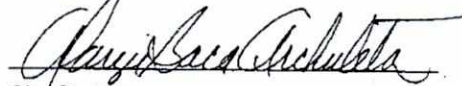
14
15 APPROVED THIS 26th DAY OF June, 2000
16

17 Bill No. R-50
18

19 
20

21 Jim Baca, Mayor
22 City of Albuquerque
23

24 ATTEST:
25

26 
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28 City Clerk
29
30
31

[+Bracketed Material+] - New
[-Bracketed Material-] - Deletion

ZONING

Please refer to the La Cueva Sector Development Plan and
the Zoning Code (C-1 zone)

APPLICATION INFORMATION

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation

V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P ☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D ☐ Street Name Change (Local & Collector)

L A **APPEAL / PROTEST of...**
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): High Mesa Consulting Group PHONE: 505-345-4250
 ADDRESS: 6010-B Midway Park Blvd NE FAX: 505-345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gmeans@highmesacg.com
 APPLICANT: Mark 3S Inc. PHONE: 505-271-1288
 ADDRESS: 1720 Louisiana Blvd NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: tnpatel@flash.net
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Amendment to site plan for building permit and site plan for subdivision-Mark 3S Holly Development

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See Attached Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-2 Proposed zoning: No Change MRGCD Map No. N/A
 Zone Atlas page(s): C-20 UPC Code: 102006439103740125, 10200644080404133
102006440702940134

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

Project # 1005237

CASE INFORMATION:

Within city limits? ☐ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 4 No. of proposed lots: 3 Total site area (acres): 2.49

LOCATION OF PROPERTY BY STREETS: On or Near: Holly Ave NE

Between: Ventura St NE and Hollbrook St NE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 5-16-17

SIGNATURE

DATE 08/02/2017

(Print Name) J. Graeme Means, P.E.

Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

INTERNAL ROUTING

- ☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers
17EPC 40032
40033

Action
SBP _____
SPS _____
CMF _____
ADV _____

S.F. Fees
 _____ \$ 255.00
 _____ \$ 255.00
 _____ \$ 50.00
 _____ \$ 712.56
 _____ \$ _____
 Total
 \$ 1272.56

Hearing date Sept. 14, 2017

8-3-17

Project # 1005237

Staff signature & Date

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**

- ☐ 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
- ☐ Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- ☐ Zone Atlas map with the entire property(ies) clearly outlined
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- ☐ Completed Site Development Plan for Subdivision and/or Building Permit Checklist
- ☐ Sign Posting Agreement
- ☐ Traffic Impact Study (TIS) form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17) Maximum Size: 11" x 17"**

- ☐ 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ☐ Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
- ☐ Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 copies
- ☐ Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Completed Site Plan for Subdivision and/or Building Permit Checklist
- ☐ Traffic Impact Study (TIS) form with required signature
- ☐ Fee (see schedule)
- ☐ List any original and/or related file numbers on the cover application

NOTE: For waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:

- ☐ Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
- ☐ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
- ☐ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- ☐ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(D)(1)(d)(iii)
- ☐ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(D)(1)(d)(v).
- ☐ Registered engineer or architect's stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
- ☐ Office of Neighborhood Coordination inquiry response based on ¼ mile radius, notification letter, certified mail receipts
- ☐ Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
☒ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- ☒ Proposed amended Site Development Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
- ☒ DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
- ☒ DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
- ☒ Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- ☒ Zone Atlas map with the entire property(ies) clearly outlined
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
- ☒ Traffic Impact Study (TIS) form with required signature
- ☒ Fee (see schedule)
- ☒ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

J. Graeme Means
 Applicant name (print)
[Signature] 8/2/17
 Applicant signature / date

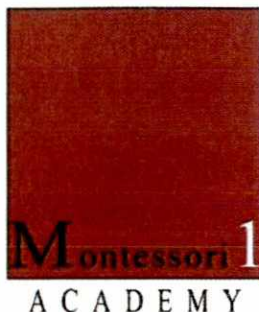


Form revised June 2017

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers
17 - EPC - 40032
- - 40033
- - -

[Signature] 8-3-17
 Planner signature / date
 Project #: 1005237



MONTESSORI ONE PRESCHOOL AND ELEMENTARY ACADEMY

Address: 9360 Holly Avenue, NE, Albuquerque, New Mexico 87122

Phone Number: 505.822.5150

Fax Number: 505.822.5120

Web Address: www.montessorione.net

Mark 3S, Inc
1720 Louisiana Boulevard NE
Suite 212
Albuquerque NM, 87110
(505)271-1288

City of Albuquerque
Planning Department
600 2nd Street NW
Plaza Del Sol

July 19, 2017

To Whom It May Concern:

Mark3S is the owner Tracts A & B, MARK 3S HOLLY DEVELOPMENT and Lots 6, 7, 8, and West- Half 9, Block 20, North Albuquerque, Acres, Tract 3, Unit 3.

We hereby authorize High Mesa Consulting Group to make EPC, and any other planning and construction submittals on our behalf for this project. If you have any questions or concerns, please feel free to contact me at (505)720-6817 or via email at tnpatel@flash.net.

Sincerely,

A handwritten signature in black ink, appearing to read "Swati Patel", with a large, stylized loop at the end.

Swati (Tina) Patel
Secretary, Mark3S Inc.

Cc. Amit Patel, President
Hemal Patel, Treasurer

CITY OF ALBUQUERQUE**TRAFFIC IMPACT STUDY (TIS) FORM**APPLICANT: High Mesa Consulting Group DATE OF REQUEST: 7/31/17 ZONE ATLAS PAGE(S): C-20**CURRENT:**ZONING SU-2PARCEL SIZE (AC/SQ. FT.) 2.49 AC**REQUESTED CITY ACTION(S):**ANNEXATION ☐ZONE CHANGE ☐: From _____ To _____SECTOR, AREA, FAC, COMP PLAN ☐AMENDMENT (Map/Text) ☐**LEGAL DESCRIPTION:**LOT OR TRACT # SEE BELOW BLOCK # _____

SUBDIVISION NAME _____

TRACTS A AND B, MARK 3S HOLLY DEVELOPMENT AND LOT 8 AND THE WEST HALF OF LOT 9, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3
SITE DEVELOPMENT PLAN:SUBDIVISION* ☒ AMENDMENT ☒BUILDING PERMIT ☒ ACCESS PERMIT ☐BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:NO CONSTRUCTION/DEVELOPMENT ☐NEW CONSTRUCTION ☐EXPANSION OF EXISTING DEVELOPMENT ☒**GENERAL DESCRIPTION OF ACTION:**# OF UNITS: 1 ADDITIONALBUILDING SIZE: 11,066 (sq. ft.)**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.APPLICANT OR REPRESENTATIVE DATE 7-31-17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: ☐
Notes:**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**
TRAFFIC ENGINEER07-31-17
DATE**Required TIS must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1

August 2, 2017

Karen Hudson
EPC Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 Second Street, NW
Albuquerque, NM 87103

RE: Request for Amendments to Site Plan for Subdivision and Site Plan for Building Permit
Mark 3S Holly Development
Project No. 1005237

Dear Mrs. Hudson:

On behalf of our clients, Mark 3S, we are requesting amendments to the record site plan for subdivision and site plan for building permit to allow an expansion of the established Montessori One Preschool and Elementary Academy.

Transmitted are the following items in support of the subject requests:

- EPC Application and Supplemental Form P(1), along with related fees
- Proposed Amended Site Development Plan for Subdivision (20 copies)
- Proposed Amended Site Development Plan for Building Permit (20 copies)
- DRB signed Site Development Plan for Building Permit being amended 20 (copies)
- DRB signed Site Development Plan for Subdivision being amended (20 copies)
- Site plans and related drawings reduced to 8.5" x 11" (1 copy)
- Zone Atlas Page C-20 with the site clearly outlined
- Letter briefly describing, explaining, and justifying the request (Incorporated Within this Letter)
- Letter of Authorization from the property owner
- Office of Neighborhood Coordination inquiry response, notification letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Development Plan for Building Permit Checklist
- Completed Site Development Plan for Subdivision Checklist
- Traffic Impact Study (TIS) form with required signature
- CD Containing all Submittal Materials and Supporting Documents

The proposed Site Plan Amendments support an expansion to the current Montessori One Preschool and Elementary School campus. After several years of successful operation and growth, Montessori One plans to expand their site and add a third building dedicated for infants. They have acquired additional property to the west of the current site, and are proposing new building construction along with site parking, access, and circulation improvements.

The site will be served by existing public water, sanitary sewer and storm drain facilities in Holly Ave N.E. constructed by previous projects. The last remaining temporary section of Holly will be paved with permanent pavement and curb and gutter by this project.

The proposed expansion will be developed in a manner consistent, compatible and continuous with the existing site landscaping and architecture. It will also be consistent with the existing surroundings and context previously justified and demonstrated with respect to the Policies and Design Guidelines of the Albuquerque / Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan, respectively.

The proposed expansion will continue to serve the surrounding residential community and promote a community where residents have access to goods, services, and amenities from a convenient distance, consistent with Comprehensive Plan Policy 5.2.1.a and 5.2.1.e. This infill project will utilize existing infrastructure and is consistent with Policy 5.3.1. The location of the single story building at the south side of the site against Paseo Del Norte will preserve solar access and views for the residential areas to the north consistent with Policy 5.3.8. The proposed redevelopment of the current site will eliminate the existing landscaping storage and sales facility and construct a new building with site work and perimeter walls that will complement the existing site architecturally and remain consistent with existing neighborhood character conforming to Policy 7.3.4.b.

Please schedule this matter for the next Appropriate EPC Hearing. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,
HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures

xc: Mark 3S w/enclosures



Written Project Summary – Holly Mark 3S Development Montessori One Expansion

August 2, 2017

The proposed Site Plan for Building Permit Amendment is an expansion to the current Montessori One Preschool and Elementary School campus. After several years of successful operation and growth, Montessori One plans to expand their site and add a third building dedicated for infants. They have acquired additional property to the west of the current site, and are proposing new building construction along with site parking, access, and circulation improvements.

The proposed expansion will be developed in a manner consistent, compatible and continuous with the existing site landscaping and architecture. It will also be consistent with the existing surroundings and context previously justified and demonstrated with respect to the Policies and Design Guidelines of the Albuquerque / Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan, respectively.

The main element of the proposed expansion is a new 11,000 SF building dedicated to an infant development program designed to serve approximately 24 children. The single story building will be architecturally similar to the two existing buildings. The expansion will include a new drive entrance, new paved parking and landscaping. A new playground will be constructed between the proposed building and the existing building to the west, displacing existing parking. To maintain circulation, there will be modifications to the existing site parking. The existing site wall along Paseo del Norte will be extended and modified.

This is an infill project, with the new expansion replacing the previous landscape retail and storage yard. The site will be served by existing public water, sanitary sewer and storm drain facilities in Holly Ave N.E. constructed by previous projects. The last remaining temporary section of Holly will be paved with permanent pavement and curb and gutter by this project.

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1
September 1, 2017

Logan Patz, P.E.
Senior Engineer
Transportation Development Section
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

Re: Mark 3S Holly Development (Montessori One Elementary School)
City Project # 1005237

A Neighborhood Impact Assessment (NIA) meeting was held August 25, 2017 with J. Graeme Means, PE (Consultant Team, HMCg) and Racquel Michel and Logan Patz (COA Transportation Development). Per that meeting, the following NIA scope items have been reviewed and addressed as part of the site traffic assessment study.

NIA Requirement Items Checklist

1) Project Description.

The proposed project is an expansion to the current Montessori One Preschool and Elementary School campus. After several years of successful operation and growth, Montessori One plans to expand their site and add a third building dedicated for infants. They have acquired additional property to the west of the current site, and are proposing new building construction along with site parking, access, and circulation improvements.

The main element of the proposed expansion is a new 11,066 SF building dedicated to an infant development program designed to serve approximately 24 children initially, with maximum capacity of 48. The expansion will include a new drive entrance, new paved parking and landscaping. A new playground will be constructed between the proposed building and the existing building to the west, displacing existing parking. To maintain circulation, there will be modifications to the existing site parking.

This is an infill project, with the new expansion replacing the previous landscape retail and storage yard. The last remaining temporary section of Holly will be paved with permanent pavement and curb and gutter, and the sidewalk extended across the frontage and beyond to the west by this project.

2) Baseline Community Data (identifying existing conditions with respect to adjacent land uses, traffic patterns, traffic turning movements and volumes, nearby multimodal transportation options, area pedestrian movements, and any other relevant information as follows).

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales
In Memoriam: Jeffrey G. Mortensen, P.E.

The site is located along Holly Ave NE. Holly Ave is a 2-lane, 30 mph local street with residential development to the north and commercial to the south. There is no residential frontage along the street and the transportation modes serving the road include motor vehicles, pedestrians and bicyclists. No changes will result from the proposed development.

3) Site Traffic Assessment (STA).

a. Site total capacity for student enrollment.

The site capacity is a function of the total development. Based upon existing and future development, the site will accommodate 243 students.

b. Anticipated student enrollment.

The site currently contains both a daycare and elementary school. Current enrollment in the daycare is 98 students with accommodation for 130 and the elementary school has 22 students with a capacity of 65. The new facility has an anticipated enrollment of 31 students with a capacity of 48 students.

c. Trip Generation (using Trip Generation Manual, 9th Edition).

Project trips were generated using the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition and estimated trip data from the developers. The ITE manual has a daycare land use, #565, that was used as the primary trip generation. Trips for this land use can be generated based upon the total building area, number of students, or number of employees. The Montessori school has provided their planning estimates for students (48 maximum) and employees (13) for the new 11,066 SF building. Trip generation was performed for each 'unit' type as well as the developer provided data and the results are shown in Table 1.

Table 1
Trip Generation - Proposed Land Use

LU Code	Development	No.	Units	Daily	AM In	AM Out	PM In	PM Out
565	Daycare							
	Based Upon GFA	11066	SF	877	75	67	48	55
	Based Upon Students	48	Students	213	21	19	19	21
	Based Upon Employees	13	Employees	367	34	30	29	33
	<i>Based upon Planning Estimate</i>			244	34	27	24	29
	<i>Final Trip Generation</i>			367	34	30	29	33

The ITE alternatives provide varied results from peak hour trips greatly exceeding the number of students to likely underestimating the demand for the site. After generating the developer estimated trips based upon the anticipated number of students and employees, the best ITE trip generation parameter is the number of site employees. Those values are used for this assessment.

Daycares have many pass-by or diverted link trips, but these trips are not quantified for this land use; therefore, all trips are considered primary. The reroutes are from external intersections and roadways, not those evaluated herein.

d. Analyze appropriate study area including the intersections and site drives listed.

- i. Unsignalized Intersections
 - 1. Ventura Street NE & Holly Avenue NE
 - 2. Holbrook Street NE & Holly Avenue NE
- ii. Driveway Intersections
 - 1. East site entrance to Holly Avenue NE (Existing)
 - 2. West site entrance to Holly Avenue NE (New entrance)

e. Intersection turning movement counts.

Turning movement counts were collected on August 31, 2017 for each of the three (3) existing study area intersections. The data were collected from 7:00 to 9:00 am and from 4:00 to 6:00 pm. The existing AM and PM peak hour turning movement volumes are contained in Table 2. The actual peak hours varied slightly between intersections.

Table 2
Existing (2017) AM and PM Peak Hour Turning Movement Volumes

Intersection	Eastbound			Westbound			Northbound			Southbound		
	LT	Th	RT	LT	Th	RT	LT	Th	RT	LT	Th	RT
AM Peak												
Holly Ave @ Ventura St				59		22		273	43	20	394	
Holly Ave @ Holbrook St	2	1	28	23	4	2	47	56	14	6	105	6
Holly Ave @ Montessori - E		33	53	43	22		42		23			
PM Peak												
Holly Ave @ Ventura St				109		36		315	67	35	349	
Holly Ave @ Holbrook St	26	9	83	19	2	0	38	74	22	0	67	11
Holly Ave @ Montessori - E		87	17	9	75		21		14			

The new development is scheduled to open in 2018. Traffic volumes (2011-2015) from MRCOG were examined for area roadways to estimate an appropriate background growth rate. The roadways selected were Ventura St, Holbrook St and Paseo del Norte. Ventura St had an annual growth rate of 1.5% north of Holly Ave and 18.9% to the south. Holbrook St had a negative growth rate of -0.7% and Paseo del Norte has a negative rate of -0.1%. The Ventura rate is likely based upon commercial development along Holly Ave west of Ventura St, and has minimally affected the surrounding area roads.

Given that negative rates were found on Holbrook St and Paseo del Norte, any background growth rate should be considered negligible. The forecast is only for one year, and using a general background growth rate of 2%, the highest existing volume movement (394) would only be increased by 8 vehicles. Given this minimal growth, the trip assignment was added directly to the existing volumes without factoring to generate the Build volumes. Table 3 contains the Build volumes.

Table 3
Build (2018) AM and PM Peak Hour Turning Movement Volumes

Intersection	Eastbound			Westbound			Northbound			Southbound		
	LT	Th	RT	LT	Th	RT	LT	Th	RT	LT	Th	RT
AM Peak												
Holly Ave @ Ventura St				73		27		273	58	26	394	
Holly Ave @ Holbrook St	4	2	36	23	5	2	57	56	14	6	105	8
Holly Ave @ Montessori - E		44	53	43	35		42		23			
Holly Ave @ Montessori -W		33	21	13	51		19		11			
PM Peak												
Holly Ave @ Ventura St				124		41		315	80	40	349	
Holly Ave @ Holbrook St	28	10	93	19	3	0	46	74	22	0	67	13
Holly Ave @ Montessori - E		100	17	9	87		21		14			
Holly Ave @ Montessori -W		87	18	11	97		20		13			

f. Boundaries of area to be used for trip distribution.

School boundaries are not applicable as this school is not part of the APS school district and thus does not have a limited area.

The trip distribution from the site was prepared based upon existing traffic circulation at the study area intersections. Expansion of the existing site will generate more trips from the local area, but should not significantly enlarge or alter the service area. Based upon that assumption, trip distribution was based upon the 4-hour count turning movements collected in August 2017. The distribution identifies the northbound and southbound movements on Ventura St and Holbrook St, and the east-west movements at the site access along Holly Ave. The distributions at the site access and each intersection area as follows:

Table 4
Trip Distribution – Existing Conditions

Location	NB to Holly	SB to Holly	East @ Dwy	West @ Dwy
Holly Ave @ Ventura St	73%	27%		
Holly Ave @ Holbrook St	77%	15%	7%	
Holly Ave @ Montessori - E			62%	38%

These trip distribution percentages were applied to the new site traffic volumes for the Build condition.

g. Type of intersection progression and factors to be used.

The traffic analysis assumes random arrival (HCM Type III) for all peak hour analyses.

h. Traffic assignment (Logical routing on the major street system).

The trip assignment is listed below in Table 5 and is based upon the percentages identified in the trip generation and distribution.

Table 5
New Trip Assignment

Intersection	Eastbound			Westbound			Northbound			Southbound		
	LT	Th	RT	LT	Th	RT	LT	Th	RT	LT	Th	RT
AM Peak												
Holly Ave @ Ventura St				14		5			15	6		
Holly Ave @ Holbrook St	2	1	8		1		10					2
Holly Ave @ Montessori -W			21	13			19		11			
PM Peak												
Holly Ave @ Ventura St				15		5			13	5		
Holly Ave @ Holbrook St	2	1	10		1		8					2
Holly Ave @ Montessori -W			18	11			20		13			

The volumes assigned to the Montessori driveway were assigned exclusively to the new driveway, thus no new trips were assigned to the existing driveway.

i. Method of intersection capacity analysis – planning or operational (2010 Highway Capacity Manual or equivalent, i.e. HCS, Synchro, Teapac).

The Highway Capacity Manual (HCM 2010) defines operational measures of effectiveness for all types of roadways and junctions in terms of qualitative levels of service. This study is concerned with levels of service for unsignalized intersections. Stop controlled intersections may be two-way stop controlled, all-way stop controlled, or roundabouts (yield controlled). Each unsignalized intersection considered herein was two-way stop control, meaning that main street through-movements are not reported in the analyses results because they should experience no intersection related delay. Unsignalized intersection levels of service are a function of the side street approaches and main street turns; therefore, an overall intersection level of service is not calculated. Table 6 contains brief definitions of unsignalized intersection LOS and the control delay values.

Table 6
Unsignalized Intersection Levels of Service

Level of Service	Average Control Delay per Vehicle	Definition
A	≤ 10.0 sec	Little or no delay
B	10.1 sec to 15.0 sec	Short traffic delays
C	15.1 sec to 25.0 sec	Average traffic delays
D	25.1 sec to 35.0 sec	Long traffic delays
E	35.1 sec to 50.0 sec	Very long traffic delays, approaching capacity
F	> 50.0 sec	Over capacity, excessive delay

The unsignalized intersection analyses were evaluated using Synchro 9.0. While this program is primarily a signalized intersection tool, it also performs unsignalized intersection analyses that are consistent with the Highway Capacity Manual methodology.

A series of assumptions must be made for all level of service analyses. For this study, the following analysis assumptions were made, and they apply to existing and forecast analyses:

Lane Width - Measured in Field (nominally 12 feet)
Truck Percentage - Assumed 2% minimum or as identified in counts
Existing Peak Hour Factors: Measured in field, applied by approach average
Forecast Peak Hour Factors: Same as Existing
Saturation Flow Rate - 1900 pcphpl
Roadway Grades - All analyses assume flat grades
Arrival Type - Random on each roadway

j. Traffic Conditions for analysis:

- i. Existing analysis X yes ___ no – year 2017.
- ii. Project completion year with proposed development - 2018.

4) Analysis of the neighborhood impacts, including but not limited to:

a. Impacts on pedestrian and bicycle circulation, and pedestrian and bicycle routes.

Pedestrians and bicyclists will not be impacted by the Montessori expansion. There are currently sidewalks along Holly Ave on both sides of the street except along undeveloped parcels, including the parcel being developed herein. The development will improve pedestrian circulation and safety along Holly Ave. The surrounding area has sidewalk along each road except where parcels have not been developed.

There are no striped or signed bicycle facilities along the local roadways in the vicinity, through cycling is permitted along all city streets. A regional east-west trail is located along Paseo del Norte, immediately south of the project site.

b. Impact that motorists arriving and departing from the school site will generate on traffic operations in the general vicinity.

Traffic analyses were performed for the existing and Build AM and PM peak hour conditions. All analyses were conducted using Synchro 9.0 and the results produced using the Highway Capacity Manual 2010 methodology. The unsignalized intersection measures of effectiveness (MOEs) were assessed for level of service [LOS], average control delay [Delay], and the 95th percentile queue length [Queue]. The study area intersection results are provided in Table 7.

Table 7
Measures of Effectiveness

Intersection	No Build			Build		
	LOS	Delay (sec)	Queue (ft)	LOS	Delay (sec)	Queue (ft)
<i>AM Peak</i>						
<i>Holly Ave @ Ventura St</i>						
WB Left Turn	C	21 s	25'	C	21 s	25'
WB Right Turn	B	11 s	25'	B	11 s	25'
SB Left Turn	A	8 s	25'	A	8 s	25'
<i>Holly Ave @ Holbrook St</i>						
EB Left Turn	B	11 s	0'	B	12 s	0'
EB Through-Right	A	9 s	25'	A	9 s	25'
WB Left-Through	B	12 s	25'	B	12 s	25'
WB Right	A	9 s	0'	A	9 s	0'
NB Left Turn	A	8 s	25'	A	8 s	25'
SB Left Turn	A	7 s	0'	A	7 s	0'
<i>Holly Ave @ Montessori - E</i>						
WB Left Turn	A	8 s	25'	A	8 s	25'
NB Approach	A	10 s	25'	B	10 s	25'
<i>Holly Ave @ Montessori - W</i>						
WB Left Turn				A	7 s	0'
NB Approach				A	9 s	25'

Table 7
Measures of Effectiveness

Intersection	No Build			Build		
	LOS	Delay (sec)	Queue (ft)	LOS	Delay (sec)	Queue (ft)
<i>PM Peak</i>						
<i>Holly Ave @ Ventura St</i>						
WB Left Turn	C	22 s	50'	C	23 s	50'
WB Right Turn	B	11 s	25'	B	11 s	25'
SB Left Turn	A	8 s	25'	A	8 s	25'
<i>Holly Ave @ Holbrook St</i>						
EB Left Turn	B	10 s	25'	B	11 s	25'
EB Through-Right	A	9 s	25'	A	9 s	25'
WB Left-Through	B	11 s	25'	B	11 s	25'
WB Right	A	0 s	0'	A	0 s	0'
NB Left Turn	A	8 s	25'	A	8 s	25'
SB Left Turn	A	0 s	0'	A	0 s	0'
<i>Holly Ave @ Montessori - E</i>						
WB Left Turn	A	8 s	0'	A	8 s	0'
NB Approach	A	10 s	25'	A	10 s	25'
<i>Holly Ave @ Montessori - W</i>						
WB Left Turn				A	8 s	0'
NB Approach				B	10 s	25'

The analyses indicate that the level of service for the study area intersections currently operate at good levels of service. The Build analyses indicate that average control delay may increase by at most one (1) second per approach, a negligible increase. No operations deficiencies were identified.

c. Automobile and pedestrian conflict points.

Automobile and pedestrian conflict points arise where transportation system users cross paths, such as driveways and intersections. Following construction of this site, the primary deficiency left along Holly Ave will be immediately west of the site where approximately 300' of sidewalk will be missing. It is anticipated that this will be completed when the site is developed.

d. Noise and air quality impacts resulting from stacking of idling vehicles or vehicle circulation.

This is not applicable as there is no drop-off lane on site, all student drop-off requires the parent to park and sign-in the student.

e. Consistency with existing or planned transit routes and stops.

This is not applicable as there are no transit routes or stops along Holly Ave.

f. Other potential impacts as determined.

No additional impacts are anticipated as a result of this development.

g. Need for drop-off and pick-up queuing lane.

This is not applicable as there is no drop-off and pick-up queuing lane for this school, all students must be signed in and out by parents.

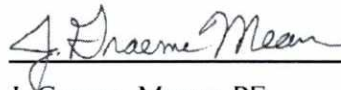
h. An evaluation of reasonable alternatives, if any, and their anticipated effectiveness in mitigating potential impacts, including justification or why no other reasonable alternative existed.

No additional alternatives were considered or evaluated. Adding a new access point to serve the expanded site will serve to spread out the added trips and minimize the impact that would occur if added to the existing access point. Also, having a separate access to the new platted lot makes sense if the campus uses are divided in the future.

If you have any questions or comments to these study items, please feel free to contact us.

Sincerely,

HIGH MESA CONSULTING GROUP

A handwritten signature in dark ink, appearing to read "J. Graeme Means", is written over a horizontal line.

J. Graeme Means, PE.
Principal

GM:jds/nh

Appended Materials

1. Traffic Counts
2. Trip Generation
3. Trip Distribution and Assignment
4. Operations Analysis

Cleland Counts
1441 Camino Cerritos S.E
Albuquerque New Mexico 87123
(505) 414-0465

Counter R.M.

File Name : C-Ventura & Holly
 Site Code : 08312017
 Start Date : 8/31/2017
 Page No : 1

Groups Printed- Cars - Trucks - Buses

Start Time	Eastbound					Holly Westbound					Ventura Northbound					Ventura Southbound					Exclu. Total	Inclu. Total	Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total			
07 00 AM	0	0	0	0	0	13	0	9	0	22	0	97	7	1	104	7	61	0	0	68	1	194	195
07 15 AM	0	0	0	0	0	14	0	6	0	20	0	52	12	1	64	5	95	0	0	100	1	184	185
07 30 AM	0	0	0	0	0	16	0	3	0	19	0	56	7	0	63	4	121	0	0	125	0	207	207
07 45 AM	0	0	0	0	0	16	0	4	0	20	0	68	17	1	85	4	117	0	0	121	1	226	227
Total	0	0	0	0	0	59	0	22	0	81	0	273	43	3	316	20	394	0	0	414	3	811	814
08 00 AM	0	0	0	0	0	17	0	5	0	22	0	57	16	0	73	2	72	0	0	74	0	169	169
08 15 AM	0	0	0	0	0	17	0	3	0	20	0	69	14	0	83	7	88	0	0	95	0	198	198
08 30 AM	0	0	0	0	0	17	0	5	2	22	0	33	14	0	47	4	81	0	0	85	2	154	156
08 45 AM	0	0	0	0	0	22	0	3	0	25	0	34	24	0	58	12	65	0	0	77	0	160	160
Total	0	0	0	0	0	73	0	16	2	89	0	193	68	0	261	25	306	0	0	331	2	681	683
*** BREAK ***																							
04 00 PM	0	0	0	0	0	26	0	4	0	30	0	45	13	0	58	6	64	0	0	70	0	158	158
04 15 PM	0	0	0	0	0	23	0	11	0	34	0	81	21	0	102	4	72	0	0	76	0	212	212
04 30 PM	0	0	0	0	0	17	0	10	0	27	0	67	20	0	87	11	71	0	0	82	0	196	196
04 45 PM	0	0	0	0	0	27	0	10	0	37	0	65	15	0	80	10	86	0	0	96	0	213	213
Total	0	0	0	0	0	93	0	35	0	128	0	258	69	0	327	31	293	0	0	324	0	779	779
05 00 PM	0	0	0	0	0	27	0	14	0	41	0	77	17	0	94	3	91	0	0	94	0	229	229
05 15 PM	0	0	0	0	0	30	0	6	0	36	0	88	21	0	109	14	88	0	0	102	0	247	247
05 30 PM	0	0	0	0	0	25	0	6	0	31	0	85	14	0	99	8	84	0	1	92	1	222	223
05 45 PM	0	0	0	0	0	33	0	11	0	44	0	67	11	1	78	8	79	0	0	87	1	209	210
Total	0	0	0	0	0	115	0	37	0	152	0	317	63	1	380	33	342	0	1	375	2	907	909
Grand Total	0	0	0	0	0	340	0	110	2	450	0	1041	243	4	1284	109	1335	0	1	1444	7	3178	3185
Apprch %	0	0	0	0	0	75.6	0	24.4			0	81.1	18.9			7.5	92.5	0					
Total %	0	0	0	0	0	10.7	0	3.5		14.2	0	32.8	7.6		40.4	3.4	42	0		45.4	0.2	99.8	
Cars	0	0	0	0	0	338	0	110		450	0	1030	237		1269	109	1322	0		1431	0	0	3150
% Cars	0	0	0	0	0	99.4	0	100	100	99.6	0	98.9	97.5	50	98.5	100	99	0	0	99	0	0	98.9
Trucks	0	0	0	0	0	2	0	0		2	0	4	4		10	0	1	0		2	0	0	14
% Trucks	0	0	0	0	0	0.6	0	0	0	0.4	0	0.4	1.6	50	0.8	0	0.1	0	100	0.1	0	0	0.4
Buses	0	0	0	0	0	0	0	0		0	0	7	2		9	0	12	0		12	0	0	21
% Buses	0	0	0	0	0	0	0	0	0	0	0	0.7	0.8	0	0.7	0	0.9	0	0	0.8	0	0	0.7

Cleland Counts
1441 Camino Cerritos S.E
Albuquerque New Mexico 87123
(505) 414-0465

File Name : C-Ventura & Holly
Site Code : 08312017
Start Date : 8/31/2017
Page No : 2

	Eastbound				Holly Westbound				Ventura Northbound				Ventura Southbound				Int. Total
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	0	0	0	13	0	9	22	0	97	7	104	7	61	0	68	194
07:15 AM	0	0	0	0	14	0	6	20	0	52	12	64	5	95	0	100	184
07:30 AM	0	0	0	0	16	0	3	19	0	56	7	63	4	121	0	125	207
07:45 AM	0	0	0	0	16	0	4	20	0	68	17	85	4	117	0	121	226
Total Volume	0	0	0	0	59	0	22	81	0	273	43	316	20	394	0	414	811
% App. Total	0	0	0	0	72.8	0	27.2		0	86.4	13.6		4.8	95.2	0		
PHF	.000	.000	.000	.000	.922	.000	.611	.920	.000	.704	.632	.760	.714	.814	.000	.828	.897
Cars	0	0	0	0	59	0	22	81	0	269	41	310	20	386	0	406	797
% Cars	0	0	0	0	100	0	100	100	0	98.5	95.3	98.1	100	98.0	0	98.1	98.3
Trucks	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	2
% Trucks	0	0	0	0	0	0	0	0	0	0.7	0	0.6	0	0	0	0	0.2
Buses	0	0	0	0	0	0	0	0	0	2	2	4	0	8	0	8	12
% Buses	0	0	0	0	0	0	0	0	0	0.7	4.7	1.3	0	2.0	0	1.9	1.5
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	27	0	10	37	0	65	15	80	10	86	0	96	213
05:00 PM	0	0	0	0	27	0	14	41	0	77	17	94	3	91	0	94	229
05:15 PM	0	0	0	0	30	0	6	36	0	88	21	109	14	88	0	102	247
05:30 PM	0	0	0	0	25	0	6	31	0	85	14	99	8	84	0	92	222
Total Volume	0	0	0	0	109	0	36	145	0	315	67	382	35	349	0	384	911
% App. Total	0	0	0	0	75.2	0	24.8		0	82.5	17.5		9.1	90.9	0		
PHF	.000	.000	.000	.000	.908	.000	.643	.884	.000	.895	.798	.876	.625	.959	.000	.941	.922
Cars	0	0	0	0	108	0	36	144	0	313	66	379	35	346	0	381	904
% Cars	0	0	0	0	99.1	0	100	99.3	0	99.4	98.5	99.2	100	99.1	0	99.2	99.2
Trucks	0	0	0	0	1	0	0	1	0	0	1	1	0	1	0	1	3
% Trucks	0	0	0	0	0.9	0	0	0.7	0	0	1.5	0.3	0	0.3	0	0.3	0.3
Buses	0	0	0	0	0	0	0	0	0	2	0	2	0	2	0	2	4
% Buses	0	0	0	0	0	0	0	0	0	0.6	0	0.5	0	0.6	0	0.5	0.4

Cleland Counts
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Counter R.C.

File Name : C-Holbrook & Holly
 Site Code : 08312017
 Start Date : 8/31/2017
 Page No : 1

Groups Printed- Cars - Trucks - Buses

Start Time	Holly Eastbound					Holly Westbound					Holbrook Northbound					Holbrook Southbound					Exclu. Total	Inclu. Total	Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total			
07:00 AM	1	0	6	0	7	7	1	0	5	8	5	8	0	2	13	0	14	0	1	14	8	42	50
07:15 AM	1	0	9	0	10	5	1	2	0	8	14	18	6	0	38	1	25	2	1	28	1	84	85
07:30 AM	1	0	10	0	11	7	1	0	1	8	9	13	2	1	24	2	34	0	1	36	3	79	82
07:45 AM	0	1	5	0	6	8	1	0	0	9	10	7	2	0	19	2	28	3	2	33	2	67	69
Total	3	1	30	0	34	27	4	2	6	33	38	46	10	3	94	5	101	5	5	111	14	272	286
08:00 AM	0	0	4	0	4	3	1	0	0	4	14	18	4	0	36	1	18	1	2	20	2	64	66
08:15 AM	3	0	13	0	16	4	0	0	1	4	17	12	5	0	34	0	12	2	1	14	2	68	70
08:30 AM	2	1	6	2	9	5	2	0	0	7	20	7	3	1	30	0	18	0	0	18	3	64	67
08:45 AM	3	2	13	0	18	3	0	0	0	3	18	13	2	0	33	0	14	2	4	16	4	70	74
Total	8	3	36	2	47	15	3	0	1	18	69	50	14	1	133	1	62	5	7	68	11	266	277
*** BREAK ***																							
04:00 PM	4	2	23	0	29	2	2	0	0	4	7	20	10	0	37	1	12	4	0	17	0	87	87
04:15 PM	2	5	12	0	19	7	1	0	0	8	14	17	2	1	33	1	12	1	0	14	1	74	75
04:30 PM	4	2	18	0	24	7	0	1	0	8	12	8	4	1	24	0	17	2	0	19	1	75	76
04:45 PM	5	3	12	0	20	3	0	0	0	3	13	17	4	0	34	0	19	3	0	22	0	79	79
Total	15	12	65	0	92	19	3	1	0	23	46	62	20	2	128	2	60	10	0	72	2	315	317
05:00 PM	7	2	24	0	33	4	1	0	0	5	5	15	10	0	30	0	12	1	0	13	0	81	81
05:15 PM	5	1	20	0	26	8	0	0	0	8	10	21	4	0	35	0	18	1	0	19	0	88	88
05:30 PM	9	3	27	0	39	4	1	0	0	5	10	21	4	0	35	0	18	6	0	24	0	103	103
05:45 PM	1	3	11	0	15	5	1	0	0	6	7	19	4	1	30	0	15	2	0	17	1	68	69
Total	22	9	82	0	113	21	3	0	0	24	32	76	22	1	130	0	63	10	0	73	1	340	341
Grand Total	48	25	213	2	286	82	13	3	7	98	185	234	66	7	485	8	286	30	12	324	28	1193	1221
Apprch %	16.8	8.7	74.5			83.7	13.3	3.1			38.1	48.2	13.6			2.5	88.3	9.3					
Total %	4	2.1	17.9		24	6.9	1.1	0.3		8.2	15.5	19.6	5.5		40.7	0.7	24	2.5		27.2	2.3	97.7	
Cars	46	25	211		283	82	13	3		105	185	233	66		488	8	284	29		331	0	0	1207
% Cars	95.8	100	99.1	50	98.3	100	100	100	100	100	100	99.6	100	57.1	99.2	100	99.3	96.7	83.3	98.5	0	0	98.9
Trucks	1	0	0		2	0	0	0		0	0	1	0		4	0	0	1		3	0	0	9
% Trucks	2.1	0	0	50	0.7	0	0	0	0	0	0	0.4	0	42.9	0.8	0	0	3.3	16.7	0.9	0	0	0.7
Buses	1	0	2		3	0	0	0		0	0	0	0		0	0	2	0		2	0	0	5
% Buses	2.1	0	0.9	0	1	0	0	0	0	0	0	0	0	0	0	0	0.7	0	0	0.6	0	0	0.4

File Name : C-Holbrook & Holly
Site Code : 08312017
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[illegible]

File Name : C-montessori daycare-school
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File Name : C-montessori daycare-school
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Trip Generation Worksheet

Land Use:	Daycare	565
Trip Generation Units:	1 Employee	
Project Units:	13	
Trip Generation Equations:		
Average Vehicle Trip End on a Weekday		
	$T = 25.96 (X) + 29.07$	
Enter		50%
Exit		50%
Average Peak Hour of Adjacent St, Traffic 7 to 9 AM		
	$T = 4.91 (X)$	
Enter		53%
Exit		47%
Average Peak Hour of Adjacent St, Traffic 4 to 6 PM		
	$T = 4.79 (X)$	
Enter		47%
Exit		53%
Daily Trips		367
Enter		184
Exit		183
AM Peak Trips		64
Enter		34
Exit		30
PM Peak Trips		62
Enter		29
Exit		33

The Trails - Trip Assignment

Distribution	Eastbound			Westbound			Northbound			Southbound		
Intersection	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Ventura				0.73		0.27			0.73	0.27		
Holbrook	0.15	0.07	0.77		0.07		0.77					0.15
Montessori East			0.62	0.38			0.62		0.38			
Montessori West			0.62	0.38			0.62		0.38			

AM Peak	Eastbound			Westbound			Northbound			Southbound		
Intersection	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Ventura				14		5			15	6		
Holbrook	2	1	8		1		10					2
Montessori East												
Montessori West			21	13			19		11			

PM Peak	Eastbound			Westbound			Northbound			Southbound		
Intersection	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Ventura				15		5			13	5		
Holbrook	2	1	10		1		8					2
Montessori East												
Montessori West			18	11			20		13			

	Trips
AM In	34
AM Exit	30
PM In	29
PM Exit	33

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↖	↗
Traffic Vol, veh/h	73	27	273	56	26	394
Future Vol, veh/h	73	27	273	56	26	394
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	150	0	-	175	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	76	76	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	79	29	359	74	31	475

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	896	359	0
Stage 1	359	-	-
Stage 2	537	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	311	685	0
Stage 1	707	-	0
Stage 2	586	-	0
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	303	685	-
Mov Cap-2 Maneuver	303	-	-
Stage 1	707	-	-
Stage 2	571	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.2	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBTWBLn1WBLn2	SBL	SBT
Capacity (veh/h)	- 303 685 1200	-	-
HCM Lane V/C Ratio	- 0.262 0.043 0.026	-	-
HCM Control Delay (s)	- 21 10.5 8.1	-	-
HCM Lane LOS	- C B A	-	-
HCM 95th %tile Q(veh)	- 1 0.1 0.1	-	-

HCM 2010 TWSC
2: Holbrook St & Holly Ave




09/03/2017

Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗			↖	↗		↖↗			↖↗	
Traffic Vol, veh/h	2	1	28	23	4	2	47	56	14	6	105	6
Future Vol, veh/h	2	1	28	23	4	2	47	56	14	6	105	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	71	71	71	81	81	81	77	77	77	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	1	39	28	5	2	61	73	18	7	130	7

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	309	361	69	284	356	45	137	0	0	91	0	0
Stage 1	148	148	-	204	204	-	-	-	-	-	-	-
Stage 2	161	213	-	80	152	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	620	565	980	646	568	1015	1445	-	-	1502	-	-
Stage 1	840	774	-	779	732	-	-	-	-	-	-	-
Stage 2	825	725	-	919	771	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	591	537	980	595	540	1015	1445	-	-	1502	-	-
Mov Cap-2 Maneuver	591	537	-	595	540	-	-	-	-	-	-	-
Stage 1	802	770	-	744	699	-	-	-	-	-	-	-
Stage 2	780	692	-	876	767	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9	11.3	3.1	0.4
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1445	-	-	591	953	586	1015	1502	-	-
HCM Lane V/C Ratio	0.042	-	-	0.005	0.043	0.057	0.002	0.005	-	-
HCM Control Delay (s)	7.6	0.1	-	11.1	8.9	11.5	8.6	7.4	0	-
HCM Lane LOS	A	A	-	B	A	B	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0.1	0.2	0	0	-	-

Intersection						
Int Delay, s/veh	4.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	33	53	43	22	42	23
Future Vol, veh/h	33	53	43	22	42	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	74	74	85	85	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	72	51	26	48	26
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	116	0	207	80
Stage 1	-	-	-	-	80	-
Stage 2	-	-	-	-	127	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1473	-	781	980
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	899	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1473	-	754	980
Mov Cap-2 Maneuver	-	-	-	-	753	-
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	868	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	5		9.8		
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	820	-	-	1473	-	
HCM Lane V/C Ratio	0.09	-	-	0.034	-	
HCM Control Delay (s)	9.8	-	-	7.5	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-	

HCM 2010 TWSC
1: Ventura St & Holly Ave

09/03/2017

Intersection						
Int Delay, s/veh	3.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↑	↖	↗	↑
Traffic Vol, veh/h	109	36	315	67	35	349
Future Vol, veh/h	109	36	315	67	35	349
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	150	0	-	175	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	124	41	358	76	37	371

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	804	358	0
Stage 1	358	-	-
Stage 2	446	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	352	686	0
Stage 1	707	-	0
Stage 2	645	-	0
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	341	686	-
Mov Cap-2 Maneuver	341	-	-
Stage 1	707	-	-
Stage 2	625	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.8	0	0.7
HCM LOS	C		

Minor Lane/Major Mvmt	NBTWBLn1WBLn2	SBL	SBT
Capacity (veh/h)	- 341 686 1201	-	-
HCM Lane V/C Ratio	- 0.363 0.06 0.031	-	-
HCM Control Delay (s)	- 21.5 10.6 8.1	-	-
HCM Lane LOS	- C B A	-	-
HCM 95th %tile Q(veh)	- 1.6 0.2 0.1	-	-

Intersection												
Int Delay, s/veh	5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱			↰	↱		↰	↱		↰	↱
Traffic Vol, veh/h	26	9	83	19	2	0	38	74	22	0	67	11
Future Vol, veh/h	26	9	83	19	2	0	38	74	22	0	67	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	66	66	66	96	96	96	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	12	109	29	3	0	40	77	23	0	83	14

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	209	269	48	215	264	50	96	0	0	100	0	0
Stage 1	90	90	-	168	168	-	-	-	-	-	-	-
Stage 2	119	179	-	47	96	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	730	636	1011	723	640	1008	1496	-	-	1490	-	-
Stage 1	907	820	-	817	758	-	-	-	-	-	-	-
Stage 2	873	750	-	961	815	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	712	618	1011	622	622	1008	1496	-	-	1490	-	-
Mov Cap-2 Maneuver	712	618	-	622	622	-	-	-	-	-	-	-
Stage 1	882	820	-	794	737	-	-	-	-	-	-	-
Stage 2	845	729	-	845	815	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.5	11.1	2.2	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1496	-	-	712	952	622	-	1490	-	-
HCM Lane V/C Ratio	0.026	-	-	0.048	0.127	0.051	-	-	-	-
HCM Control Delay (s)	7.5	0.1	-	10.3	9.3	11.1	0	0	-	-
HCM Lane LOS	A	A	-	B	A	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.4	0.2	-	0	-	-

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰			↱	↰	↱
Traffic Vol, veh/h	87	17	9	76	21	14
Future Vol, veh/h	87	17	9	76	21	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	85	85	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	100	20	11	89	24	16

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	120	0	221
Stage 1	-	-	-	-	110
Stage 2	-	-	-	-	111
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1468	-	767
Stage 1	-	-	-	-	915
Stage 2	-	-	-	-	914
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1468	-	761
Mov Cap-2 Maneuver	-	-	-	-	763
Stage 1	-	-	-	-	915
Stage 2	-	-	-	-	907

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	9.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	826	-	-	1468	-
HCM Lane V/C Ratio	0.048	-	-	0.007	-
HCM Control Delay (s)	9.6	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↖	↗	↖	↗
Traffic Vol, veh/h	73	27	273	58	26	394
Future Vol, veh/h	73	27	273	58	26	394
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	150	0	-	175	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	76	76	83	83
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	79	29	359	76	31	475

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	896	359	0
Stage 1	359	-	-
Stage 2	537	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	311	685	0
Stage 1	707	-	0
Stage 2	586	-	0
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	303	685	-
Mov Cap-2 Maneuver	303	-	-
Stage 1	707	-	-
Stage 2	571	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.2	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBTWBLn1WBLn2	SBL	SBT
Capacity (veh/h)	- 303 685	1200	-
HCM Lane V/C Ratio	- 0.262 0.043	0.026	-
HCM Control Delay (s)	- 21 10.5	8.1	-
HCM Lane LOS	- C B	A	-
HCM 95th %tile Q(veh)	- 1 0.1	0.1	-

HCM 2010 TWSC
2: Holbrook St & Holly Ave

09/03/2017

Intersection												
Int Delay, s/veh	4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱			↰	↱		↰	↱		↰	↱
Traffic Vol, veh/h	4	2	36	23	5	2	57	56	14	6	105	8
Future Vol, veh/h	4	2	36	23	5	2	57	56	14	6	105	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	71	71	71	81	81	81	77	77	77	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	3	51	28	6	2	74	73	18	7	130	10

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	337	388	70	311	384	45	140	0	0	91	0	0
Stage 1	149	149	-	230	230	-	-	-	-	-	-	-
Stage 2	188	239	-	81	154	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	593	545	978	618	548	1015	1441	-	-	1502	-	-
Stage 1	838	773	-	752	713	-	-	-	-	-	-	-
Stage 2	796	706	-	918	769	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	560	513	978	557	516	1015	1441	-	-	1502	-	-
Mov Cap-2 Maneuver	560	513	-	557	516	-	-	-	-	-	-	-
Stage 1	793	769	-	711	674	-	-	-	-	-	-	-
Stage 2	744	668	-	863	765	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	11.8	3.5	0.4
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1441	-	-	560	933	549	1015	1502	-	-
HCM Lane V/C Ratio	0.051	-	-	0.01	0.057	0.063	0.002	0.005	-	-
HCM Control Delay (s)	7.6	0.1	-	11.5	9.1	12	8.6	7.4	0	-
HCM Lane LOS	A	A	-	B	A	B	A	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	0.2	0.2	0	0	-	-

Intersection						
Int Delay, s/veh	3.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰			↱	↰	↱
Traffic Vol, veh/h	44	53	43	35	42	23
Future Vol, veh/h	44	53	43	35	42	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	74	74	85	85	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	59	72	51	41	48	26

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	131
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1454
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1454
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4.2	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	800	-	-	1454	-
HCM Lane V/C Ratio	0.092	-	-	0.035	-
HCM Control Delay (s)	10	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

Intersection						
Int Delay, s/veh	2.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↖	↗
Traffic Vol, veh/h	33	21	13	51	19	11
Future Vol, veh/h	33	21	13	51	19	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	28	17	68	25	15

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	72	0	161
Stage 1	-	-	-	-	58
Stage 2	-	-	-	-	103
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1528	-	830
Stage 1	-	-	-	-	965
Stage 2	-	-	-	-	921
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1528	-	820
Mov Cap-2 Maneuver	-	-	-	-	820
Stage 1	-	-	-	-	965
Stage 2	-	-	-	-	910

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	880	-	-	1528	-
HCM Lane V/C Ratio	0.045	-	-	0.011	-
HCM Control Delay (s)	9.3	-	-	7.4	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection						
Int Delay, s/veh	4.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↑	↑	↖	↗
Traffic Vol, veh/h	124	41	315	80	40	349
Future Vol, veh/h	124	41	315	80	40	349
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	150	0	-	175	100	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	141	47	358	91	43	371
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	814	358	0	-	358	0
Stage 1	358	-	-	-	-	-
Stage 2	456	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	347	686	-	0	1201	-
Stage 1	707	-	-	0	-	-
Stage 2	638	-	-	0	-	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	335	686	-	-	1201	-
Mov Cap-2 Maneuver	335	-	-	-	-	-
Stage 1	707	-	-	-	-	-
Stage 2	615	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	20.1	0	0.8			
HCM LOS	C					
Minor Lane/Major Mvmt	NBTWBLn1WBLn2		SBL	SBT		
Capacity (veh/h)	-	335 686	1201	-		
HCM Lane V/C Ratio	-	0.421 0.068	0.035	-		
HCM Control Delay (s)	-	23.3 10.6	8.1	-		
HCM Lane LOS	-	C B	A	-		
HCM 95th %tile Q(veh)	-	2 0.2	0.1	-		

HCM 2010 TWSC
2: Holbrook St & Holly Ave

09/03/2017

Intersection												
Int Delay, s/veh	5.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗			↖	↗		↖↗			↖↗	
Traffic Vol, veh/h	28	10	93	19	3	0	46	74	22	0	67	13
Future Vol, veh/h	28	10	93	19	3	0	46	74	22	0	67	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	60	-	-	-	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	66	66	66	96	96	96	81	81	81
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	37	13	122	29	5	0	48	77	23	0	83	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	228	287	49	232	283	50	99	0	0	100	0	0
Stage 1	91	91	-	184	184	-	-	-	-	-	-	-
Stage 2	137	196	-	48	99	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	708	621	1009	703	625	1008	1492	-	-	1490	-	-
Stage 1	906	819	-	800	746	-	-	-	-	-	-	-
Stage 2	852	737	-	959	812	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	686	600	1009	592	604	1008	1492	-	-	1490	-	-
Mov Cap-2 Maneuver	686	600	-	592	604	-	-	-	-	-	-	-
Stage 1	875	819	-	773	721	-	-	-	-	-	-	-
Stage 2	818	712	-	829	812	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.6	11.4	2.5	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1492	-	-	686	946	594	-	1490	-	-
HCM Lane V/C Ratio	0.032	-	-	0.054	0.143	0.056	-	-	-	-
HCM Control Delay (s)	7.5	0.1	-	10.5	9.4	11.4	0	0	-	-
HCM Lane LOS	A	A	-	B	A	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.5	0.2	-	0	-	-

Intersection						
Int Delay, s/veh	1.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↖	↗
Traffic Vol, veh/h	100	17	9	87	21	14
Future Vol, veh/h	100	17	9	87	21	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	85	85	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	115	20	11	102	24	16

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	134
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1451
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1451
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	807	-	-	1451	-
HCM Lane V/C Ratio	0.049	-	-	0.007	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection

Int Delay, s/veh 1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↖			↗	↖	↗
Traffic Vol, veh/h	87	18	11	97	20	13
Future Vol, veh/h	87	18	11	97	20	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	116	24	15	129	27	17

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	140
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1443
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1443
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	770	-	-	1443	-
HCM Lane V/C Ratio	0.057	-	-	0.01	-
HCM Control Delay (s)	10	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

7/7/2017

J. Graeme Means
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
505-345-4250
gmeans@highmesacg.com

Dear J. Graeme Means:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **EPC** project recorded as **Tract A and B of Mark 3S Holly development, Lots 6,7,8 and West half 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3** located on **6300 Holly Ave NE, Albuquerque, NM 87122** zone map C-20.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or ONC@cabq.gov

Sincerely,

Office of Neighborhood Coordination
Council Services Department

ATTACHMENT A

HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"

Karl Benedict e-mail: kbene@unm.edu
9415 DeVargas Loop NE/87109 837-1844 (h)
Paul Jessen e-mail: willpawl@msn.com
9304 San Rafael Ave. NE/87109 821-6077 (h)
NA E-mail: hear.president@gmail.com

VINEYARD ESTATES N.A. (VYE) "R"

***Elizabeth Meek** e-mail: djesmeek@comcast.net
8302 Mendocino Dr. NE/87122 508-0806 (h)
Tony Huffman e-mail: thuffman663@comcast.net
9712 Sand Verbena Trl. NE/87122-3667 259-9723 (c)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (c) 872-1900 (w),
e-mail: michael@drpridham.com
Tony Huffman, 9712 Sand Verbena Trl. NE/87122 823-2456 (h), 259-9723 (c),
e-mail: thuffman663@comcast.net

- typical -

HIGH MESA Consulting Group

Engineers, Surveyors & Subsurface Utility Consultants

2017.014.1
August 2, 2017

HERITAGE EAST ASSOC. OF RESIDENTS (HER) "R"

- Karl Benedict *Via Certified Mail – Return Receipt Requested*
9415 DeVargas Loop NE, Albuquerque NM, 87109
(505) 837-1844 (h)
- Paul Jessen *Via Certified Mail – Return Receipt Requested*
9304 San Rafael Ave. NE, Albuquerque NM, 87109
(505) 821-6077 (h)

Project Title: Mark 3S Holly Development

Type of Request: Request for EPC Site Plan for Subdivision Amendment, Site Plan for Building Permit Amendment and New Site Plan for Subdivision.

Current Legal Description: Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3

Developer: Mark 3S

Agent/Engineer: High Mesa Consulting Group

Contact: J. Graeme Means, PE, Principal

This project is scheduled to be heard before the Environmental Planning Commission on September 14, 2017. The meeting will be held at 600 2nd St. NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, Mark 3S, the owners of Tract A & B of Mark 3S Holly Development, Lots 6, 7, 8, and West Half of 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3, we are requesting an amendment to a site plan for subdivision and site plan for building permit to allow for expansion of the Montessori One campus, and a new site plan for subdivision for remaining undeveloped property to the west of the expansion.

Affected neighborhood associations and homeowner associations may request a facilitated meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facility meeting request must be received by ADR by: August 13, 2017.

If you have any questions regarding this information, please do not hesitate to call.

Sincerely,

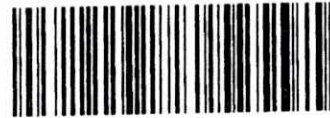
HIGH MESA CONSULTING GROUP



J. Graeme Means, P.E.
Principal

GM:RJC
Enclosures
xc: Mark 3S, with enclosures

Principals: Charles G. Cala, Jr., P.S. • Juan M. Cala • Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Joseph E. Gonzales
In Memoriam: Jeffrey G. Mortensen, P.E.



7002 3150 0005 7420 4516



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HIGH
MESA Consulting Group

6010 B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Tony Huffman
VINEYARD ESTATES N.A. (VYE) "R"
9712 Sand Verbena Trail NE
Albuquerque, NM 87122



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HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Elizabeth Meek
VINEYARD ESTATES N.A. (VYE) "R"
8302 Mendocino Dr. NE
Albuquerque, NM 87122

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6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Tony Huffman
DISTRICT 4 COALITION OF N.A.'S
9712 Sand Verbena Trl. NE
Albuquerque, NM 87122

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HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Michael Pridham
DISTRICT 4 COALITION OF N.A.'S
6413 Northland Ave NE
Albuquerque, NM 87109

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HIGH MESA Consulting Group

6010 B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Paul Jessen
HERITAGE EAST ASSOC. OF RESIDENTS
(HER) "R"
9304 San Rafael Ave. NE
Albuquerque, NM 87109



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CERTIFIED MAIL™



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HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

TO:

Karl Benedect
HERITAGE EAST ASSOC. OF RESIDENTS
(HER) "R"
9415 DeVargas Loop NE
Albuquerque, NM 87109

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Sept. 14, 2017 **1005237 - 1011354**

Zone Atlas Page: C-20

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near Holly Ave. NE between Ventura St. NE and Hollbrook St. NE

Applicant: Mark 3S Inc.
1720 Louisiana Blvd. NE
ABQ, NM 87110

Agent: High Mesa Consulting Group
6010-B Midway Park Blvd. NE
ABQ, NM 87110

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

- ☒ **PLN Generated buffer map & address labels**
- ☐ **Applicant Generated buffer map & address labels**
- ☒ **PLN Certified mail outs**
- ☐ **Applicant Certified mail outs**

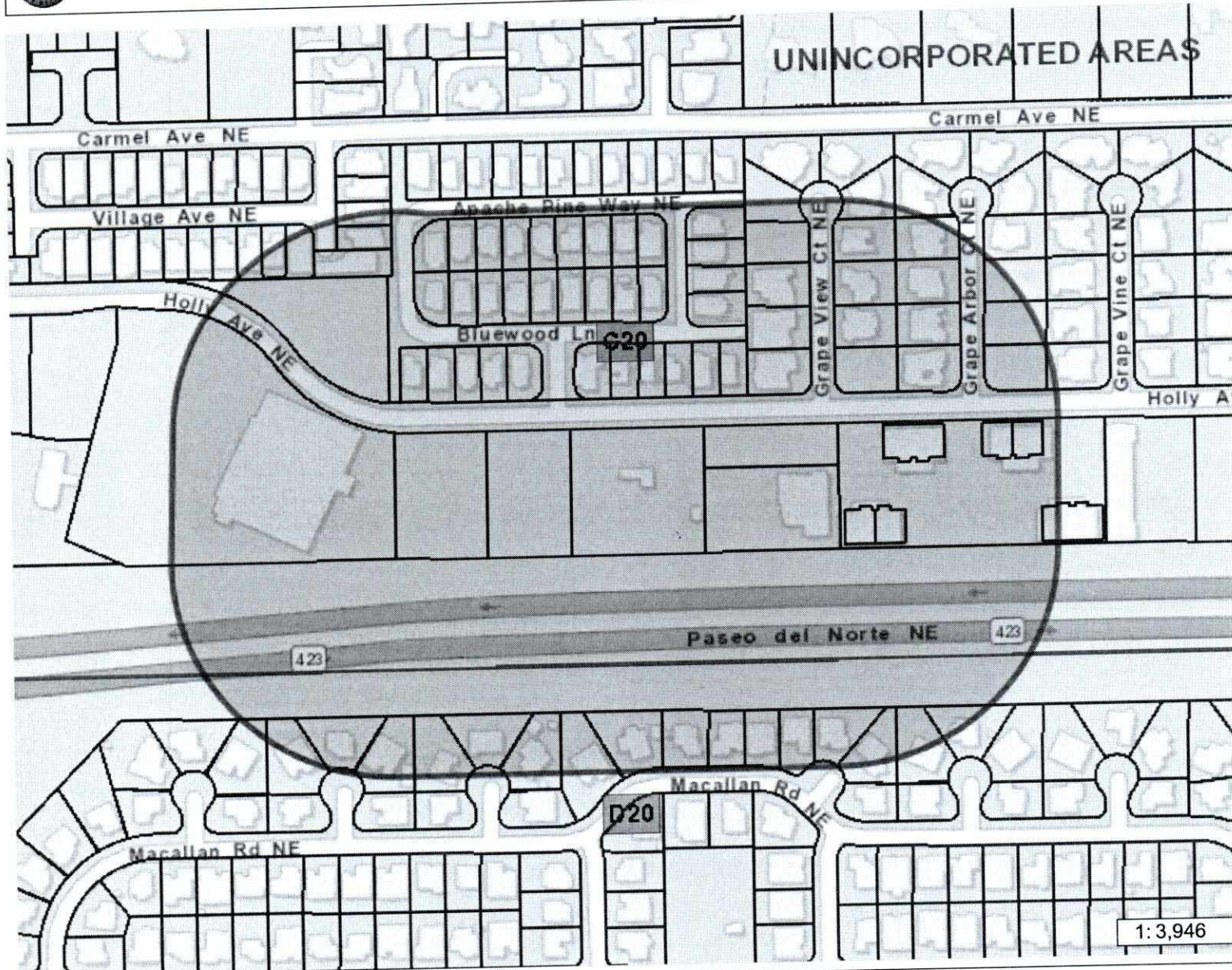
Date Mailed: 08/23/17

Signature:

Geraldine Delgado



6300 Holly Ave. NE



Legend

- ☐ Bernalillo County Parcels
- ☐ Zone Grid
- Municipal Limits**
 - ☒ Corrales
 - ☒ Edgewood
 - ☒ Los Ranchos
 - ☒ Rio Rancho
 - ☒ Tijeras
 - ☒ UNINCORPORATED
- World Street Map

Notes

Buffer: 405ft
ROW: 305ft

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/3/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

DWJ FMLY PTRS LIMITED PTNS
970 ANTELOPE AVE NE
ALBUQUERQUE NM 87122

GANTNER RICHARD P & CHRISTINE
8923 VALLEJO PL NE
ALBUQUERQUE NM 87122

SANDWEISS DANIEL
9232 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

CUATRO PRIMOS LLC
5115 COORS BLVD NW SUITE A
ALBUQUERQUE NM 87120

HAN SANG M
9232 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

MARK3S INC
9300 HOLLY AVE NE
ALBUQUERQUE NM 87122-2902

HOECH REAL ESTATE CORPORATION
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE NM 87122

ARMIJO JEFF L & HEATHER J
9204 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

VIGIL PETE III
8212 COPPER LEAF TRL NE
ALBUQUERQUE NM 87122-1042

PROUTY TIMOTHY J & CHANDLER LINDA J
9409 MACALLAN RD NE
ALBUQUERQUE NM 87109

ROESCH MARK E & KIM A
8212 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

CRIST DOUGLAS M
12009 GAZELLE PL NE
ALBUQUERQUE NM 87111-7234

PETERSON MAE
8215 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87112-1012

STATEN MATTHEW L & MELINDA O TRUSTEES
STATEN LVT
8204 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

JONAS FREDERICK M & M SANDRA
8208 COPPER LEAF TRL NE
ALBUQUERQUE NM 87122-1042

RIVERA-WIEST ROXANNE D
9219 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-1041

HOLLY LAND LLC
9001 HOLLY AVE NE SUITE B
ALBUQUERQUE NM 87122

WHITTAKER GLENDA M & WILLIAM J
8212 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

LEE SUNG-HEE
9209 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

HENNESSEY ROBERT E & KELLY
9236 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

DE LILLA ERNESTO M & JULIA I
9208 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

SMALL DONALD M & NANCY ROBERTS-SMALL
9401 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

CHEN HAO-CHIH & LIU HAU-LUN
9112 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

BERGMAN ROSS D & KAMI M
9231 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

LINDSAY ROLAND O TRUSTEE UNDER THE DEL
LINDSAY LVT
9215 MACALLAN RD NE
ALBUQUERQUE NM 87109-6448

KOKULIS STEVEN M & DANIELLE
9209 MACALLAN RD NE
ALBUQUERQUE NM 87109

WHITE TERRY L & SHEILA L
9319 MACALLAN RD NE
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OLIVE JANETTE M & CHARLES J
9201 BLUEWOOD LN NE
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WATKINS LEANOR T & JON P
9108 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

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8208 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

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9360 HOLLY AVE NE
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KUNZ GEOFFREY ALEXANDER
9227 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-3883

MARTINEZ RICHARD
9223 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

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10530 CITY LIGHTS DR NE
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ZAHL JOHN J & THOMAS E JOANNE TR
ZAHL/THOMAS RVT
9423 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

ADAMS RICHARD K
8204 COPPERLEAF TRL NE
ALBUQUERQUE NM 87122

CHAVEZ JULIE D TRUSTEE CHAVEZ RVT
8209 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1009

HENAO ESTEBAN & NORMA
9200 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

MYERS ROCHELLE & BRADLEY
9135 MACALLAN RD NE
ALBUQUERQUE NM 87109-6441

GLASS CHARLES N & SYDNEY J
8051 PALOMAS AVE NE UNIT 217
ALBUQUERQUE NM 87109-5284

STILL ADAM L & NATALIE
9216 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

VICENTI GENE & UNA M
9515 MACALLAN RD NE
ALBUQUERQUE NM 87109-6437

HENRY SCOTT W
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

KUBINSKI JAMES K & DAWN C
8200 COPPERLEAF TRL NE
ALBUQUERQUE NM 87122-1042

TABOR DEBRA A & BRET A
9219 MACALLAN RD NE
ALBUQUERQUE NM 87109-6448

CHAMPAGNE CHRISTOPHER DAVID & IRMA
TRUSTEES CHAMPAGNE RVT
P.O BOX 13085
ALBUQUERQUE NM 87192

LIU WENLAN & XUN GUO
9228 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

PERDUE VICKEY J
9509 MACALLAN RD NE
ALBUQUERQUE NM 87109-6437

MARTINEZ DANIEL T & DAWN A
9220 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

RIEHL JOHN J JR & LAURA S
8205 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

DUNLAP BRADLEY & JENNIFER
5708 E HEDGEHOG PL
SCOTTSDALE AZ 85266-6715

SMITH MICHAEL REED & KATHRYN NOELLE
9431 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

WITTE CHARLES & PATRICIA
8209 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

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12200 ACADEMY RD NE APT 824
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ROSATO AARON D
9132 VILLAGE AVE NE
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EHRlich CLIFFORD & MARY
9124 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

HUYNH HELEN
9116 VILLAGE NE
ALBUQUERQUE NM 87122

VIGIL ESTATES LLC
PO BOX 91193
ALBUQUERQUE NM 87199-1193

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9200 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

HARENSKI KEITH ANDREW & CARLA LYNN
9224 APACHE PINE WAY NE
ALBUQUERQUE NM 87122-2943

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8220 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

DUFFY JOHN B & DEBRA L
8219 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

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FAMILY RVT
8216 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1008

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9405 MACALLAN RD NE
ALBUQUERQUE NM 87109

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3808 BOW CRK
PLANO TX 75025

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ALBUQUERQUE NM 87122-2902

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9228 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

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9415 MACALLAN RD NE
ALBUQUERQUE NM 87109

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STEVE W KEMP
9419 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

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LAS VEGAS NV 89140-0937

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9204 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-1038

HEINZ DONNA C
9236 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

PATTERSON RANDY G & ANNETTE C
P O BOX 94298
ALBUQUERQUE NM 87199

CUSTOM HOMES BY GARY
7419 ANTON CIR NE
ALBUQUERQUE NM 87122

DARA BHARAT S & AMANDA G
9128 VILLAGE AVE NE
ALBUQUERQUE NM 87122

CASIAS ADRIAN L & JOANNE L
8201 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

MITCHELL KALEE C & DEREK O
9120 VILLAGE AVE NE
ALBUQUERQUE NM 87122

DAY ALLEN & DIANA
9205 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

SUN QI & HE FENG
9216 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

VOSS CAROLYN M
9315 MACALLAN RD NE
ALBUQUERQUE NM 87109

SALLOT STEPHEN A III & DIANE L
8201 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

FRANKLIN GEORGE E & CAROL L
9427 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

ABEYTA MARTIN A & LUZ AHUMADA
9309 MACALLAN RD NE
ALBUQUERQUE NM 87109-6457

6300 Holly Ave. NE

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser
Vicenti Gene & Una M
9515 Macallan Rd NE
Albuquerque NM 87109-6437

PS

Instructions

7017 0530 0000 3356 8596

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser
Martinez Richard
9223 Bluewood Ln NE
Albuquerque NM 87122

PS

Instructions

7017 0530 0000 3356 8619

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser
Myers Rochelle & Bradley
9135 Macallan Rd NE
Albuquerque NM 87109-6441

PS

Instructions

7017 0530 0000 3356 8589

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser
Sood Rohit R
9200 Apache Pine Way NE
Albuquerque NM 87122

PS For

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7017 0530 0000 3356 8602

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser
Adams Richard K
8204 Copperleaf Trl NE
Albuquerque NM 87122

PS

Instructions

7017 0530 0000 3356 8572

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark
Here

Ser
Ehrlich Clifford & Mary
9124 Village Ave NE
Albuquerque NM 87122-2606

PS

Instructions

7017 0530 0000 3356 8565

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- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent

Street

City

PS

WITTE CHARLES & PATRICIA
8209 GRAPE ARBOR CT NE
ALBUQUERQUE NM 87122

Postmark
Here

Instructions

7017 0530 0000 3356 8558

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- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

\$

Sent

Street

City

PS

RIEHL JOHN J JR & LAURA S
8205 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122

Postmark
Here

Instructions

7017 0530 0000 3356 8541

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

\$

Sent

Street

City

PS

LIU WENLAN & XUN GUO
9228 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

Postmark
Here

Instructions

7017 0530 0000 3356 8534

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent

Street

City

PS

KUBINSKI JAMES K & DAWN C
8200 COPPERLEAF TRL NE
ALBUQUERQUE NM 87122-1042

Postmark
Here

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7017 0530 0000 3356 8527

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

\$

Sent

Street

City

PS

STILL ADAM L & NATALIE
9216 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

Postmark
Here

Instructions

7017 0530 0000 3356 8510

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent

Street

City

PS

HENAO ESTEBAN & NORMA
9200 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

Postmark
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Instructions

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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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PS	Instructions

ZAHL JOHN J & THOMAS E JOANNE TR
ZAHL/THOMAS RVT
9423 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

7017 0530 0000 3356 8473

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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City	
PS	Instructions

ROSATO AARON D
9132 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2606

7017 0530 0000 3356 8497

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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PS	Instructions

KUNZ GEOFFREY ALEXANDER
9227 BLUEWOOD LN NE
ALBUQUERQUE NM 87122-3883

7017 0530 0000 3356 8466

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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PS	Instructions

SMITH MICHAEL REED & KATHRYN NOELLE
9431 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

7017 0530 0000 3356 8480

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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PS	Instructions

VIGIL ESTATES LLC
PO BOX 91193
ALBUQUERQUE NM 87199-1193

7017 0530 0000 3356 8459

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Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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PS	Instructions

MARTINEZ DANIEL T & DAWN A
9220 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

7017 0530 0000 3356 8442

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Postmark
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CHAMPAGNE CHRISTOPHER DAVID & IRMA
TRUSTEES CHAMPAGNE RVT
P.O BOX 13085
ALBUQUERQUE NM 87192

for Instructions

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Postmark
Here

CHAVEZ JULIE D TRUSTEE CHAVEZ RVT
8209 GRAPE VIEW CT NE
ALBUQUERQUE NM 87122-1009

Instructions

7017 0530 0000 3356 8411

7017 0530 0000 3356 8435

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

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HENRY SCOTT W
8801 JEFFERSON ST NE
ALBUQUERQUE NM 87113-2437

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Postmark
Here

CASAS DE ORO BUILDERS LLC
10530 CITY LIGHTS DR NE
ALBUQUERQUE NM 87111

Instructions

7017 0530 0000 3356 8404

7017 0530 0000 3356 8428

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- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Postmark
Here

GLASS CHARLES N & SYDNEY J
8051 PALOMAS AVE NE UNIT 217
ALBUQUERQUE NM 87109-5284

for Instructions

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Postmark
Here

MARK3S INC
9360 HOLLY AVE NE
ALBUQUERQUE NM 87122-2902

Instructions

7017 0530 0000 3356 8398

7015 0640 0001 7999 1799

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage

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Total Postage and Fees

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Sent To

Street

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BURTON MATTHEW AUSTIN & MEGAN PAIGE
 8208 GRAPE VIEW CT NE
 ALBUQUERQUE NM 87122-1008

PS Form

Instructions

7015 0640 0001 7999 2482

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
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Total Postage and Fees

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WHITE TERRY L & SHEILA L
 9319 MACALLAN RD NE
 ALBUQUERQUE NM 87109-6457

PS Form

Instructions

7015 0640 0001 7999 2475

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
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Total Postage and Fees

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Sent To

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BERGMAN ROSS D & KAMI M
 9231 BLUEWOOD LN NE
 ALBUQUERQUE NM 87122

PS Form

Instructions

7015 0640 0001 7999 1546

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
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DE LILLA ERNESTO M & JULIA I
 9208 APACHE PINE WAY NE
 ALBUQUERQUE NM 87122

PS Form

Instructions

7015 0640 0001 7999 2468

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Postage

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Total Postage and Fees

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WHITTAKER GLENDA M & WILLIAM J
 8212 GRAPE ARBOR CT NE
 ALBUQUERQUE NM 87122

PS Form

Instructions

7015 0640 0001 7999 2451

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

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Total Postage and Fees

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Sent To

Street

City, State

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City, State

JONAS FREDERICK M & M SANDRA
 8208 COPPER LEAF TRL NE
 ALBUQUERQUE NM 87122-1042

PS Form

7015 0640 0001 7999 2499

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- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent

CRIST DOUGLAS M
 12009 GAZELLE PL NE
 ALBUQUERQUE NM 87111-7234

PS

Instructions

7016 0910 0002 1798 7505

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
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VIGIL PETE III
 8212 COPPER LEAF TRL NE
 ALBUQUERQUE NM 87122-1042

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MARK3S INC
 9300 HOLLY AVE NE
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SANDWEISS DANIEL
 9232 BLUEWOOD LN NE
 ALBUQUERQUE NM 87122

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WATKINS LEANOR T & JON P
 9108 VILLAGE AVE NE
 ALBUQUERQUE NM 87122-2606

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KOKULIS STEVEN M & DANIELLE
 9209 MACALLAN RD NE
 ALBUQUERQUE NM 87109

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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent Street	
City	CHEN HAO-CHIH & LIU HAU-LUN 9112 VILLAGE AVE NE ALBUQUERQUE NM 87122-2606
PS F	Instructions

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<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent Street	
City	STATEN MATTHEW L & MELINDA O TRUSTEES STATEN LVT 8204 GRAPE VIEW CT NE ALBUQUERQUE NM 87122-1008
PS F	Instructions

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<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent Street	
City	HENNESSEY ROBERT E & KELLY 9236 APACHE PINE WAY NE ALBUQUERQUE NM 87122
PS Fc	Instructions

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<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent Street	
City	ROESCH MARK E & KIM A 8212 GRAPE VIEW CT NE ALBUQUERQUE NM 87122
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<input type="checkbox"/> Return Receipt (hardcopy) \$	
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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent Street	
City	HOLLY LAND LLC 9001 HOLLY AVE NE SUITE B ALBUQUERQUE NM 87122
PS	Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent Street	
City	ARMIJO JEFF L & HEATHER J 9204 APACHE PINE WAY NE ALBUQUERQUE NM 87122
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Street and City, State
HAN SANG M
9232 APACHE PINE WAY NE
ALBUQUERQUE NM 87122

PS Form

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Street and City, State
OLIVE JANETTE M & CHARLES J
9201 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

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Postage

Total Postage and Fees

Sent To

Street and City, State
GANTNER RICHARD P & CHRISTINE
8923 VALLEJO PL NE
ALBUQUERQUE NM 87122

PS Form

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Here

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Postage

Total Postage and Fees

Sent To

Street and City, State
LINDSAY ROLAND O TRUSTEE UNDER THE DEL
LINDSAY LVT
9215 MACALLAN RD NE
ALBUQUERQUE NM 87109-6448

PS Form

Postmark
Here

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☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Street and City, State
SMALL DONALD M & NANCY ROBERTS-SMALL
9401 MACALLAN RD NE
ALBUQUERQUE NM 87109-6472

PS Form

Postmark
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☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Street and City, State
LEE SUNG-HEE
9209 BLUEWOOD LN NE
ALBUQUERQUE NM 87122

PS Form

Postmark
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Postage

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Sent To

Street a RIVERA-WIEST ROXANNE D
 9219 BLUEWOOD LN NE
 City, St ALBUQUERQUE NM 87122-1041

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Instructions

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Postmark
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Postage

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Sent To

Street a PETERSON MAE
 8215 GRAPE ARBOR CT NE
 City, St ALBUQUERQUE NM 87112-1012

PS For

Instructions

7016 0910 0002 1798 7314

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Postmark
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Postage

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Sent To

Str PROUTY TIMOTHY J & CHANDLER LINDA J
 9409 MACALLAN RD NE
 City ALBUQUERQUE NM 87109

PS

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Postage

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Sent To

Street a HOECH REAL ESTATE CORPORATION
 8300 CARMEL AVE NE SUITE 601
 City, St ALBUQUERQUE NM 87122

PS For

Instructions

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Total Postage and Fees

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Sent To

Street CUATRO PRIMOS LLC
 5115 COORS BLVD NW SUITE A
 City, St ALBUQUERQUE NM 87120

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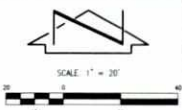
Street DWJ FMLY PTRS LIMITED PTNS
 970 ANTELOPE AVE NE
 City, St ALBUQUERQUE NM 87122

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SITE DEVELOPMENT PLAN REDUCTIONS

COPPERLEAF
TRAIL N.E.



LOT 39-P1
LOS VIGILS
(PUB 09-01-2003 200X-118)

LOT 38-P1
LOS VIGILS
(PUB 09-01-2003 200X-118)

LOT 37-P1
LOS VIGILS
(PUB 09-01-2003 200X-118)

LOT 36-P1
LOS VIGILS
(PUB 09-01-2003 200X-118)

LOT 35-P1
LOS VIGILS
(PUB 09-01-2003 200X-118)

LOT 1
VINEYARD COURT ESTATES
(PUB 11-11-06 200X-341)

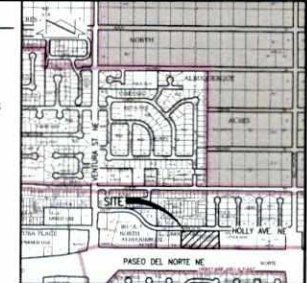
LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- PROPOSED LOT LINE BY FORTHCOMING PLAT
- EXISTING LOT LINE TO BE ELIMINATED
- PROPOSED RETAINING WALL

GRAPE VIEW CT. N.E.

KEYED NOTES

- 1 NEW STOP SIGN
- 2 NEW 24" PRIVATE 4" CURB AND GUTTER
- 3 EXISTING CURB AND GUTTER TO REMAIN
- 4 NEW CONCRETE SIDEWALK/PAVEMENT
- 5 NEW ASPHALT PAVEMENT
- 6 NEW ACCESSIBLE PARKING SPACE PER STATE GUIDELINES WITH SIGN AND STRIPING AND "NO PARKING PER 15A-1-1.1.8 SIGN SHALL INCLUDE "VIOLATIONS ARE SUBJECT TO FINE AND/OR TOWING"
- 7 PROPOSED POLE-MOUNTED LIGHTING
- 8 PROPOSED CURB RAMP
- 9 MOTORCYCLE PARKING SIGN ON LIGHT POLE



VICINITY MAP

C-20

ZONING

50-2 / MIXED USE

LEGAL DESCRIPTION

TRACTS A AND B, MARK 35 HOLLY DEVELOPMENT FILED ON 03-01-2007, PLAT BOOK 2007C, PAGE 49, TOGETHER WITH LOT 8 AND THE WEST-HALF OF 9, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 FILED ON 09-10-1931, PLAT BOOK D, PAGE 121

PROJECT NUMBER: 1005237

APPLICATION NUMBER: 17-EPC-40032

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC, ENGINEERING, TRANSPORTATION DIVISION	Date
ARIZONA	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
SOLID WASTE MANAGEMENT	Date
FILE MARSHAL	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

TRACT A
DECEMBER 2017
FILED 07-01-2018 200X-446

NOTE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT NOTES

- A THE SITE INCLUDES PROPOSED TRACTS A-1, B-1, AND C. TRACTS A-1 AND B-1 ARE AMENDED FROM PREVIOUS TRACTS A AND B, AND TRACT C IS NEW.
- B PROPOSED / EXISTING USES:
1. BUILDING "A" - OFFICE / ELEMENTARY SCHOOL (EXISTING)
2. BUILDING "B" - OFFICE / DAYCARE (EXISTING)
3. BUILDING "C" - OFFICE / DAYCARE (PROPOSED)
- C PEDESTRIAN AND VEHICULAR MOVEMENTS AND INTERNAL CIRCULATION REQUIREMENTS WILL BE AS SHOWN HEREON. ACCESS TO TRACTS A-1, B-1, AND C WILL BE AS SHOWN HEREON. 2 FULL ACCESS POINTS TO HOLLY.
- D MAXIMUM BUILDING HEIGHT FOR ALL TRACTS = 36 FT.
- E MINIMUM SETBACKS FOR EACH TRACT SHALL BE 15'.
- F MAXIMUM FLOOR AREA RATIO FOR EACH TRACT = 0.30.
- G APPLICABLE PLAN IS LA CLUEVA SECTOR DEVELOPMENT PLAN.
- H PARKING REQUIREMENTS:
1. BUILDING A - PRIVATE ELEMENTARY SCHOOL - 1 SPACE/EMPLOYEE UP TO 10 EMPLOYEES = 10
2. BUILDING B - OFFICE/DAYCARE - 1 SPACE/200 SF LEASABLE = 43
3. BUILDING C - OFFICE/DAYCARE - 1 SPACE/200 SF LEASABLE = 45
TOTAL REQUIRED = 98
I PARKING PROVIDED = 98
J BICYCLE PARKING = 1/20 = 5 (7 PROVIDED)
K MOTORCYCLE PARKING REQUIRED = 3 (6 PROVIDED)
L ACCESSIBLE PARKING REQUIRED = 4 (8 PROVIDED)
M ROOF EQUIPMENT SHALL BE SHIELDED FROM VIEW AND SHALL COMPLY WITH LA CLUEVA SECTOR DEVELOPMENT PLAN DESIGN GUIDELINE 11B-3.
N SIGN LIGHTING SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT.
O ANY LIGHTING WITHIN 100' OF A RESIDENTIALLY ZONED PROPERTY SHALL BE A MAXIMUM OF 16 FT IN HEIGHT PER ZONING CODE SECTION 14-1B-1-307.
P ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN
2	LANDSCAPING PLAN
3	CONCEPTUAL GRADING DRAINAGE PLAN
4	CONCEPTUAL UTILITY PLAN
5	BUILDING AND STRUCTURE EXTERIOR ELEVATIONS
6	SITE WALL ELEVATIONS
7-13	PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN



KEYED EASEMENT NOTES

- EASEMENTS - EXISTING
- 1 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - 2 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
 - 3 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
 - 4 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
 - 5 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
- EASEMENTS - PROPOSED
- 1 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATING ACTION
 - 2 SHARED AND CROSS-LOT ACCESS AND DRAINAGE EASEMENTS BETWEEN PROPOSED TRACTS A-1, B-1, AND C TO BE IDENTIFIED AND GRANTED BY FORTHCOMING PLATING ACTION.

PASEO DEL NORTE N.E.

NOTE:

THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY THIS FIRM, NMPS 11184, DATED 01/10/2017 (2016-059.1).
UNLESS OTHERWISE NOTED, THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 01/10/2017 (2016-059.1), ALSO A PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 05/16/2017 (2016-059.2), AND ALSO A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 10/24/2006 (2006-070.1), AND ALSO THE RECORD DRAWINGS PREPARED BY THIS FIRM, NMPS 13678, DATED 09/27/2007 (2006-070.8).

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (2017 AMENDMENT)
MARK 3S HOLLY DEVELOPMENT

HIGH MESA Consulting Group
8010-9 Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.245.4256 • Fax: 505.245.4254 • www.highmesa.com

DESIGNED BY: B.J.C.	NO. DATE BY: 8/17 G.M.	REVISIONS: STAFF INITIAL REVIEW COMMENTS	JOB NO: 2017.014.1
DRAWN BY: A.T.R./T.N.T.			DATE: 08-2017
APPROVED BY: G.M.			SHEET: 1 OF 13

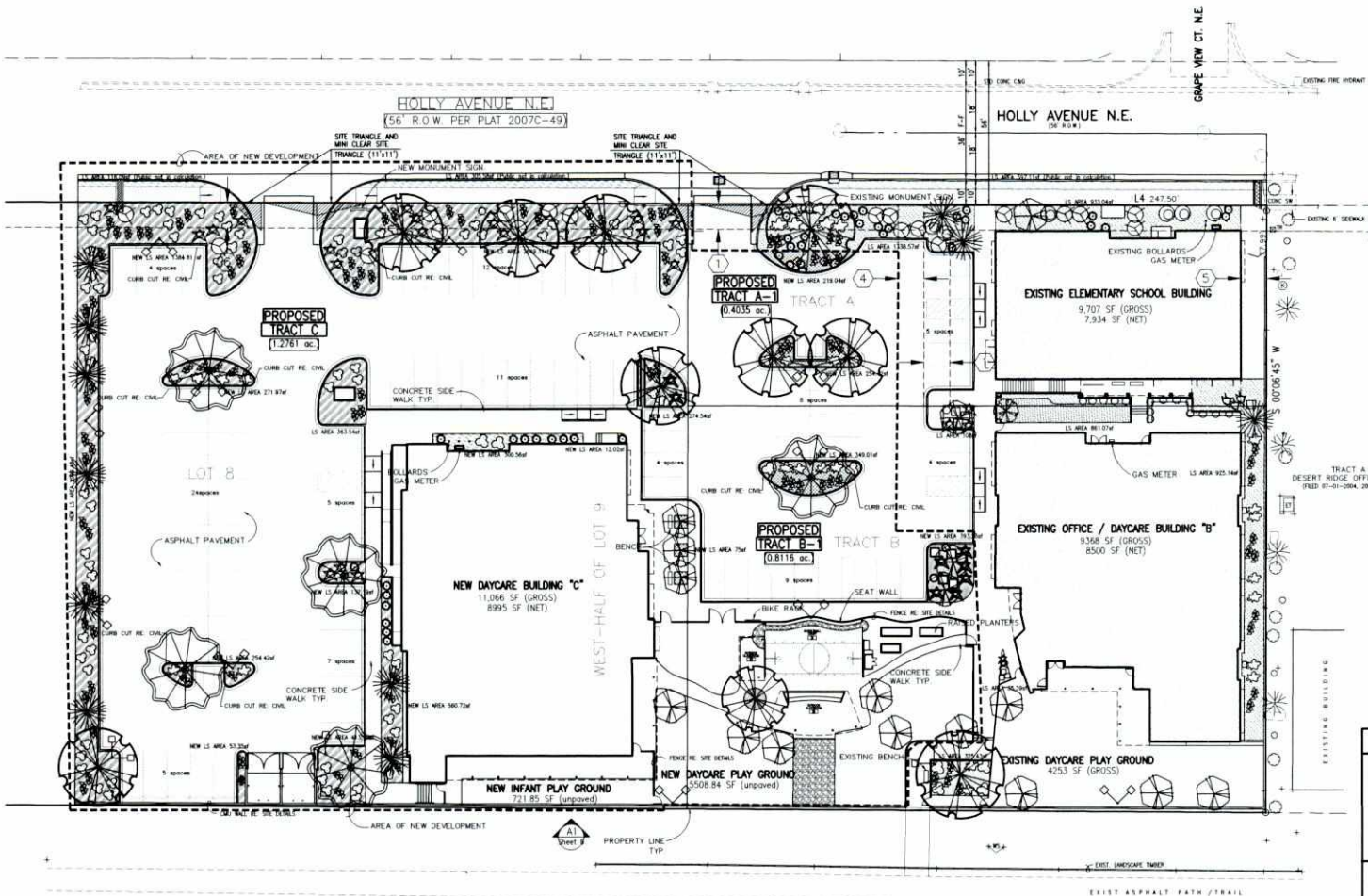


Mark 3S
Incorporated
6501 Wyoming Blvd NE
Building G
Albuquerque, NM 87109
505-228-7587
OWNERS

Holly Development
NIDO Center
West Half of Lot 9 and East Half of Lot 8 Block 20 North Albuquerque Area,
Albuquerque, New Mexico

DESIGNED BY: BG
REVIEWED BY: BG
DATE: 08/01/2017
PROJECT NO.: F 2017
DRAWING NAME:
LANDSCAPE PLAN

SHEET NO:
Sheet 2
OF



PONDING AREAS:
LANDSCAPING AREAS SHALL BE DEPRESSED IN SEVERAL LOCATIONS TO MEET CITY WATER QUALITY FIRST FLUSH REQUIREMENTS. NO FORMAL DETENTION OR RETENTION PONDS ARE PROPOSED. REFER TO GRADING PLAN.

REQUIRED AND PROVIDED PARKING LOT AND STREET TREES

A. PARKING LOT
ONE TREE IS REQUIRED PER TEN SPACES WITH TOTAL AMOUNT OF PARKING SPACES = 98 SPACES. THIS IS CONSISTENT WITH THE PARKING AREA TREES REQUIRED = 10. PARKING AREA TREES PROVIDED = 20. ALL PARKING SPACES ARE WITHIN 100 FEET OF A TREE TRUNK.
75% OF REQUIRED PARKING AREA TREES SHALL BE DECIDUOUS CANOPY-TYPE TREES, CAPABLE OF MATURE CANOPY OF AT LEAST 25 FEET.
8 TREES REQUIRED (8 RED TEXAS OAK AND 5 CHINQUAPIN OAK PROVIDED).

B. STREET TREES
EXISTING AND PROPOSED TREES ALONG HOLLY FRONTAGE ARE SHOWN WITHIN THE SITE AND NOT BETWEEN THE SIDEWALK AND CURB AS PER STANDARD STREET TREE LOCATIONS. THIS IS CONSISTENT WITH THE PREVIOUS PHASE. WE INTEND TO WORK WITH STAFF TO VERIFY AND RETINE THE NUMBER, LOCATIONS, AND TYPES OF TREES TO MEET THE CITY STREET TREE ORDINANCE WHILE WORKING WITH THE CONSTRAINT OF AN EXISTING OVERHEAD UTILITY LINE THAT RUNS ALONG THE SITE FRONTAGE AND THE 10 FOOT PUBLIC UTILITY EASEMENT WITHIN THE SITE.

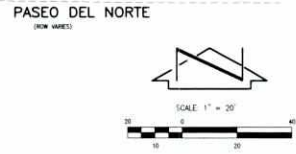
IRRIGATION NOTES
IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS AND PERENNIALS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEM TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO SEASON.
POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.
IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS (MARK 3S).
WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

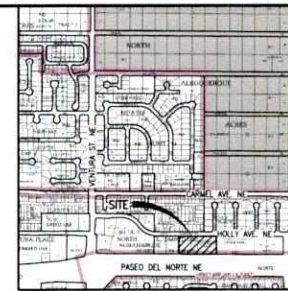
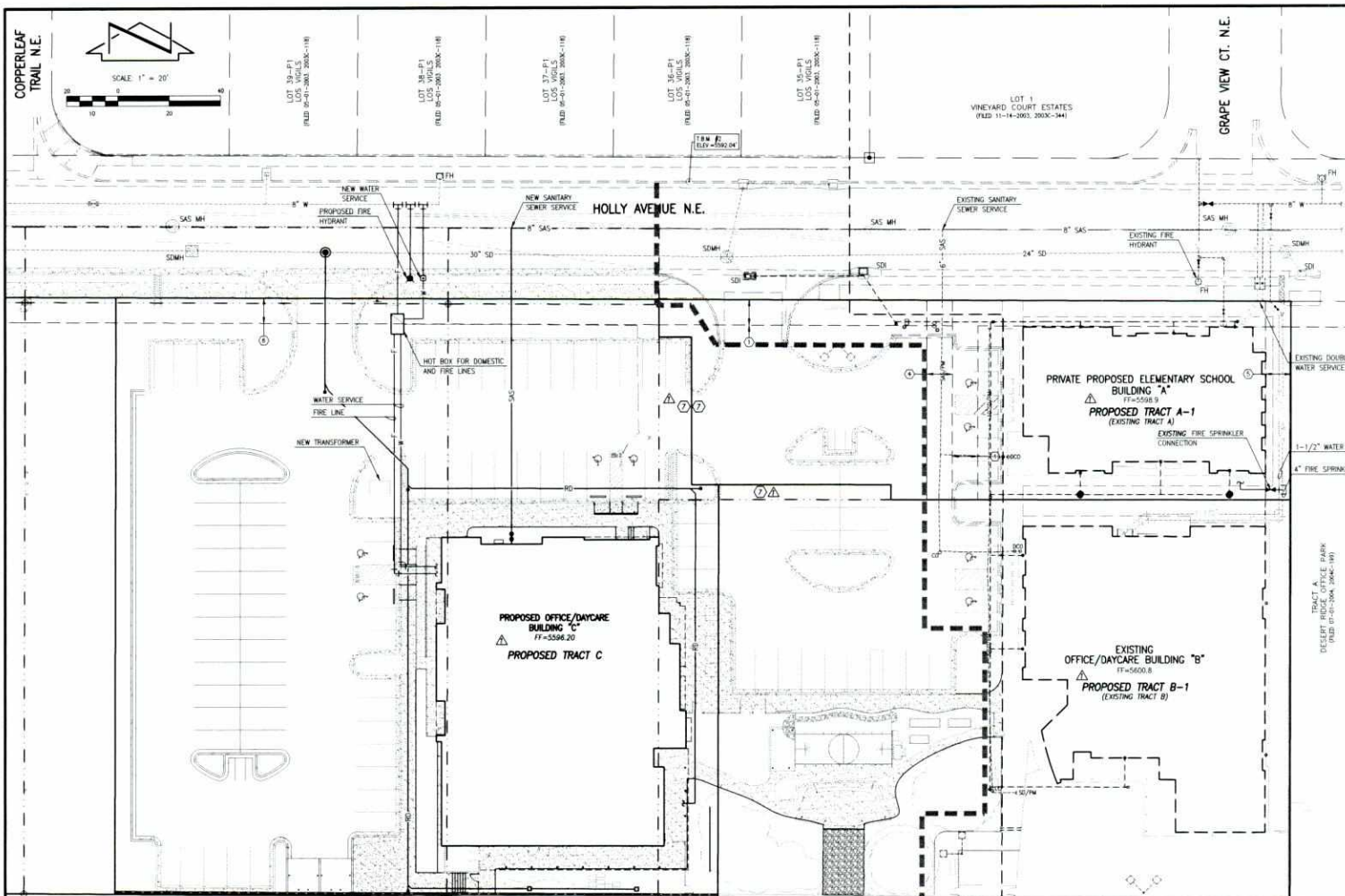
PLANT LEGEND							
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	#	WATER REQUIREMENTS	INSTALLED SIZE	
	15 NEW	QUERCUS TEXANA	RED TEXAS OAK	30	30	MEDIUM WATER USE	24" BOB WALK TRUNK
	5 NEW	QUERCUS MUEhlenbergii	CHINQUAPIN OAK	30	30	MEDIUM WATER USE	24" BOB WALK TRUNK
	5 NEW	PRUNUS EDULIS	PINKOAK	25	25	MEDIUM WATER USE	8" - 9" B&B
	10 NEW	WYETIA AGAUS-CAUSTUS	CANARY TREE	30	15	LOW WATER USE	24" BOB WALK TRUNK
	EXISTING	FRAXINUS	FRAXINUS	12	8	LOW WATER USE	NA EXISTING
	77 NEW	ROSEMARY	ROSEMARY	3	4	LOW WATER USE	1 GALLON OR 5 GALLON
	20 NEW	ROSEMARY	ROSEMARY	1	3	LOW WATER USE	1 GALLON
	81 NEW	ERICACEAE LARICIFOLIA	TURPENTINE BRUSH	2	2	LOW WATER USE	1 GALLON
	EXISTING	APERTERIA CANA	SILVER SAGE	8	4	LOW WATER USE	1 GALLON
	9 NEW	CHRYSOCLADUS	SMOOTH CHAMISA	2	3	LOW WATER USE	1 GALLON
	22 NEW	MEGACALYPSA	ALBUQUERQUE GRASS	3	4	MEDIUM WATER USE	5 GALLON
	EXISTING	MEGACALYPSA	ALBUQUERQUE GRASS	3	3	LOW WATER USE	1 GALLON
	EXISTING	PEROTOMIS STRUTSUS	ROCKY MOUNTAIN PENTSTEMON	3	15	LOW WATER USE	1 GALLON
	18 NEW	SANTOLINA VIRENS	GREEN SANTOLINA	2	3	LOW WATER USE	1 GALLON
	EXISTING	5/4" GRAVEL GROUND COVER (SANTA ANNA GRASS)					
	EXISTING	CRACKER FINES GROUND COVER (BROWN)					
	EXISTING	TURF GRASS (BERMUDAGRASS)	MODERATE WATER USE				
	EXISTING	5/4" GRAVEL GROUND COVER (SANTA ANNA GRASS)					

LANDSCAPING AREA CALCULATION	
TOTAL SITE AREA	= 108,149 sq. ft. (2.48 ACRES)
BUILDING AREA	= 25,818 sq. ft.
NET SITE AREA	= 82,331 sq. ft.
15% LANDSCAPE AREA REQUIRED	= 12,350 sq. ft.
75% LIVING GROUND COVER PROVIDED	= 9,262 sq. ft.
14% LANDSCAPE AREA PROVIDED	= 14,583 sq. ft.
75% LIVING GROUND COVER PROVIDED	= 9,637 sq. ft.
NOTE: LANDSCAPE AREA CALCULATION EXCLUDES PLAY AREA	

EASEMENT KEYED NOTES	
EASEMENTS - EXISTING	
①	10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
②	10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
③	10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
④	10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
⑤	10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
EASEMENTS - PROPOSED	
⑥	10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATTING ACTION
⑦	ACCESS AND DRAINAGE EASEMENTS TO BE IDENTIFIED AND GRANTED BY FORTHCOMING PLATTING ACTION

LANDSCAPING NOTES:
*** EXISTING LANDSCAPING COMPLETED UNDER THE OFFICE/DAYCARE SITE AND ELEMENTARY DEVELOPMENT, AUGUST 2015. NEW LANDSCAPE AREAS NOTED AS NEW L.S.
LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS, MARK 3S.
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE OWNERS. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.





- ZONING**
SU-2 / MIXED USE
- LEGAL DESCRIPTION**
TRACTS A AND B, MARK 3S HOLLY DEVELOPMENT FILED ON 03-01-2007, PLAT BOOK 2007S, PAGE 49, TOGETHER WITH LOT 8 AND THE WEST-HALF OF 8, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 ON SEPTEMBER 10, 1931, PLAT BOOK D, PAGE 121
- TEMPORARY BENCHMARK #2 (T.B.M.)**
A MAG. NAIL W/ PAPER SET IN THE TOP OF A CONCRETE CURB IN THE NORTHEASTERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 5592.04 FEET (NAVD 88)
- LEGEND**
- PROPOSED STORM DRAIN
 - PROPOSED INFILTRATION PIT
 - PROPOSED STORM INLET
 - PROPOSED STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING VALVE BOX
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED VALVE BOX
 - EXISTING FIRE LINE
 - PROPOSED FIRE LINE
 - EXISTING POST INDICATOR VALVE
 - PROPOSED POST INDICATOR VALVE
 - EXISTING WATER SERVICE
 - PROPOSED WATER SERVICE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SINGLE CLEANOUT
 - PROPOSED SINGLE CLEANOUT
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - EXISTING DOUBLE CLEANOUT
 - PROPOSED DOUBLE CLEANOUT
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE AREA
 - PROPOSED ASPHALT PAVING

- KEYED EASEMENT NOTES**
- EASEMENTS - EXISTING**
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
 - 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
 - 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
 - 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
- EASEMENTS - PROPOSED**
- 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATTING ACTION
 - SHARED AND CROSS-LOT ACCESS AND DRAINAGE EASEMENTS BETWEEN PROPOSED TRACTS A-1, B-1, AND C TO BE IDENTIFIED AND GRANTED BY FORTHCOMING PLATTING ACTION.

**CONCEPTUAL UTILITY PLAN
MARK 3S HOLLY DEVELOPMENT**

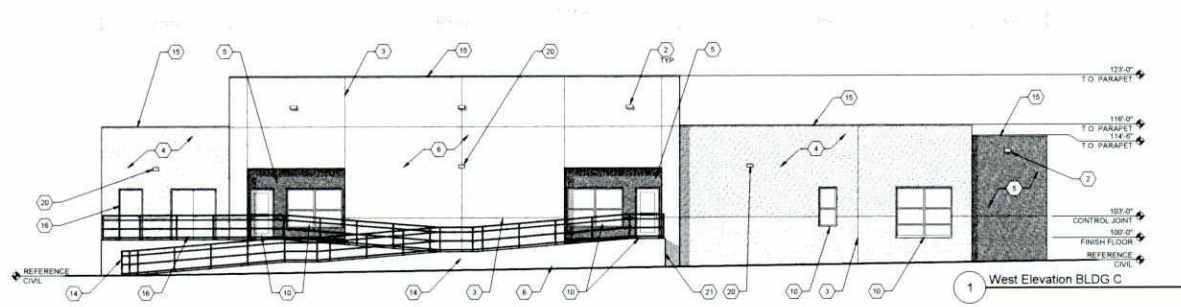
NOTE:
THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY THIS FIRM, N.M.P.S. 11184, DATED 01/10/2017 (2018.059.1).
UNLESS OTHERWISE NOTED, THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, N.M.P.S. NO. 11184, DATED 01/10/2017 (2018.059.1), ALSO A PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, N.M.P.S. NO. 11184, DATED 05/16/2017 (2018.059.2), AND ALSO A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, N.M.P.S. NO. 11184, DATED 10/24/2006 (2006.070.1), AND ALSO THE RECORD DRAWINGS PREPARED BY THIS FIRM, N.M.P.S. 13676, DATED 09/27/2007 (2008.070.9).

DESIGNED BY	DATE	BY	REVISIONS	JOB NO.
B.J.C.	8/17	G.M.	STAFF INITIAL REVIEW COMMENTS	2017.014.1
DRAWN BY		J.P.R./J.N.T.		DATE
APPROVED BY		G.R.		08-2017
				SHEET
				4 OF 13

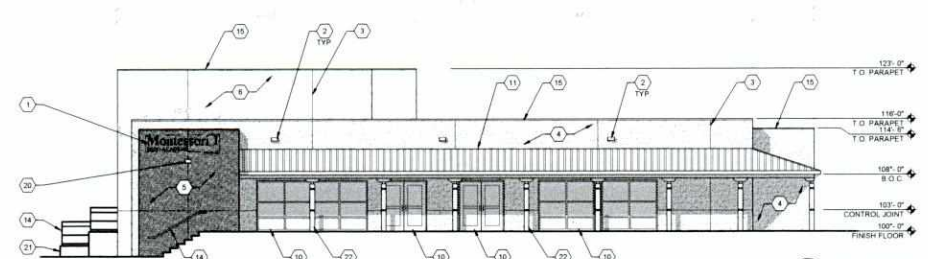
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FILED: 08-24-2017

HIGH MESA Consulting Group
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesaeng.com

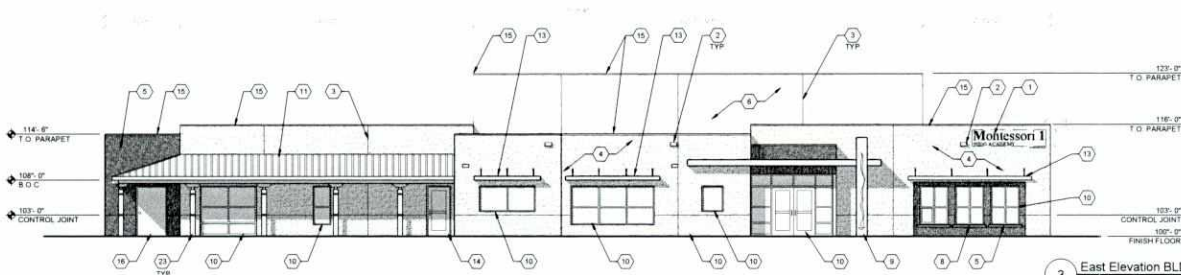




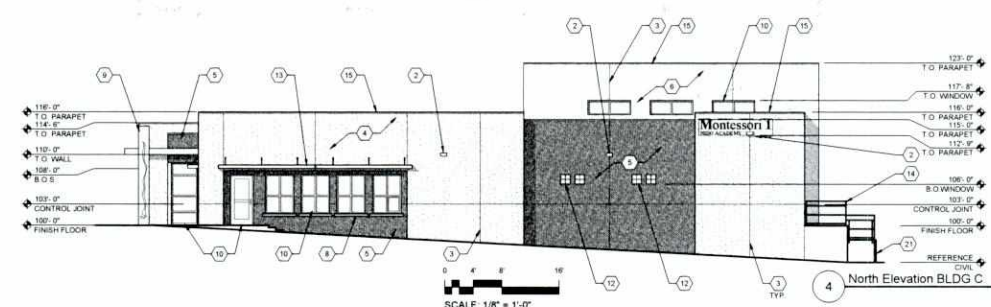
1 West Elevation BLDG C



2 South Elevation BLDG C



3 East Elevation BLDG C



4 North Elevation BLDG C

GENERAL NOTES:
A. ALL ROOF EQUIPMENT WILL BE SHIELDED FROM VIEW AND SHALL COMPLY WITH LA CUEVA SECTOR DEVELOPMENT PLAN GUIDELINE 11R.3

- KEYED NOTES:**
1. PIN MOUNTED METAL BUILDING LETTER/SIGNAGE TYPICAL 1/4" TALL MEDIUM BRONZE COLOR FOR LARGE LETTERS AND 8" FOR SMALL LETTERS
 2. OVERFLOW SCUPPER TYPICAL. PAINTED TO MATCH ADJACENT STUCCO
 3. STUCCO CONTROL JOINT TYPICAL
 4. STUCCO COLOR = EL REY BUFF (TAN) COLOR #2641 (ROYAL FINISH)
 5. STUCCO COLOR = EL REY MERLOT RED (RED) COLOR #2006-10 (COURSE FINISH)
 6. STUCCO COLOR = EL REY RIO BRAVO (BROWN) COLOR #2475 (COURSE FINISH)
 7. PERFORATED METAL PANEL
 8. PRE-CAST INTEGRALLY COLORED CONCRETE WINDOW SILL COLOR TO MATCH ELEMENTARY SCHOOL SILL ON SITE
 9. STEEL CANOPY AND DECORATIVE COLORS
 10. ANODIZED ALUMINUM STOREFRONT (WINDOW AND DOOR). MEDIUM BRONZE FINISH WITH BLUE GREEN GLAZING
 11. FACTORY FINISH METAL ROOFING PANELS MEDIUM BRONZE COLOR
 12. GLASS BLOCK WINDOW
 13. STEEL SUNSHADE RE. A291 FOR DETAILS. PAINT OFF WHITE COLOR (ICI OLD NAVAJO COLOR)
 14. 1/2" STEEL PIPE GUARDRAIL / HANDRAIL. PAINT MEDIUM BRONZE COLOR
 15. PAINTED METAL COPING. COLOR TO MATCH ADJACENT STUCCO
 16. PAINTED HOLLOW METAL MECHANICAL ROOM DOOR. MEDIUM BRONZE PAINT FINISH
 17. CLEAR GLASS BLOCK
 18. PIN MOUNTED METAL BUILDING LETTER/SIGNAGE TYPICAL 1/4" TALL MEDIUM BRONZE COLOR. CONFIRM ADDRESS WITH OWNER
 19. PAINT EXPOSED CONCRETE STEM TO MATCH ADJACENT STUCCO COLOR
 20. EXTERIOR BUILDING LIGHT. RE. ELECTRICAL
 21. CONCRETE RAMP WITH 2 COAT STUCCO FINISH
 22. DECORATIVE STRUCTURAL STEEL COLUMNS AND CORBELS. PAINT FINISH OFF WHITE COLOR (ICI OLD NAVAJO COLOR)

CONSISTENCY OF CHARACTER WITH OTHER CAMPUS BUILDINGS:
The proposed expansion will be developed in a manner consistent, compatible and continuous with the existing site landscaping and architecture. The landscape will use similar plants and arrangements, with ground cover matching existing. Light poles will be the same and signage will be consistent. Architecturally the building blocks and decorative metal signage colors will be the same four colors used on the previous two structures. Window patterning will also be consistent with other on site buildings. The new development will also be consistent with the existing surroundings and context previously justified and demonstrated with respect to the Policies and Design Guidelines of the Albuquerque / Bernalillo County Comprehensive Plan and the La Cueva Sector Development Plan respectively.



Mark 3S
Incorporated
6501 Wyoming Blvd NE
Building G
Albuquerque, NM 87109
505-220-7567
OWNERS

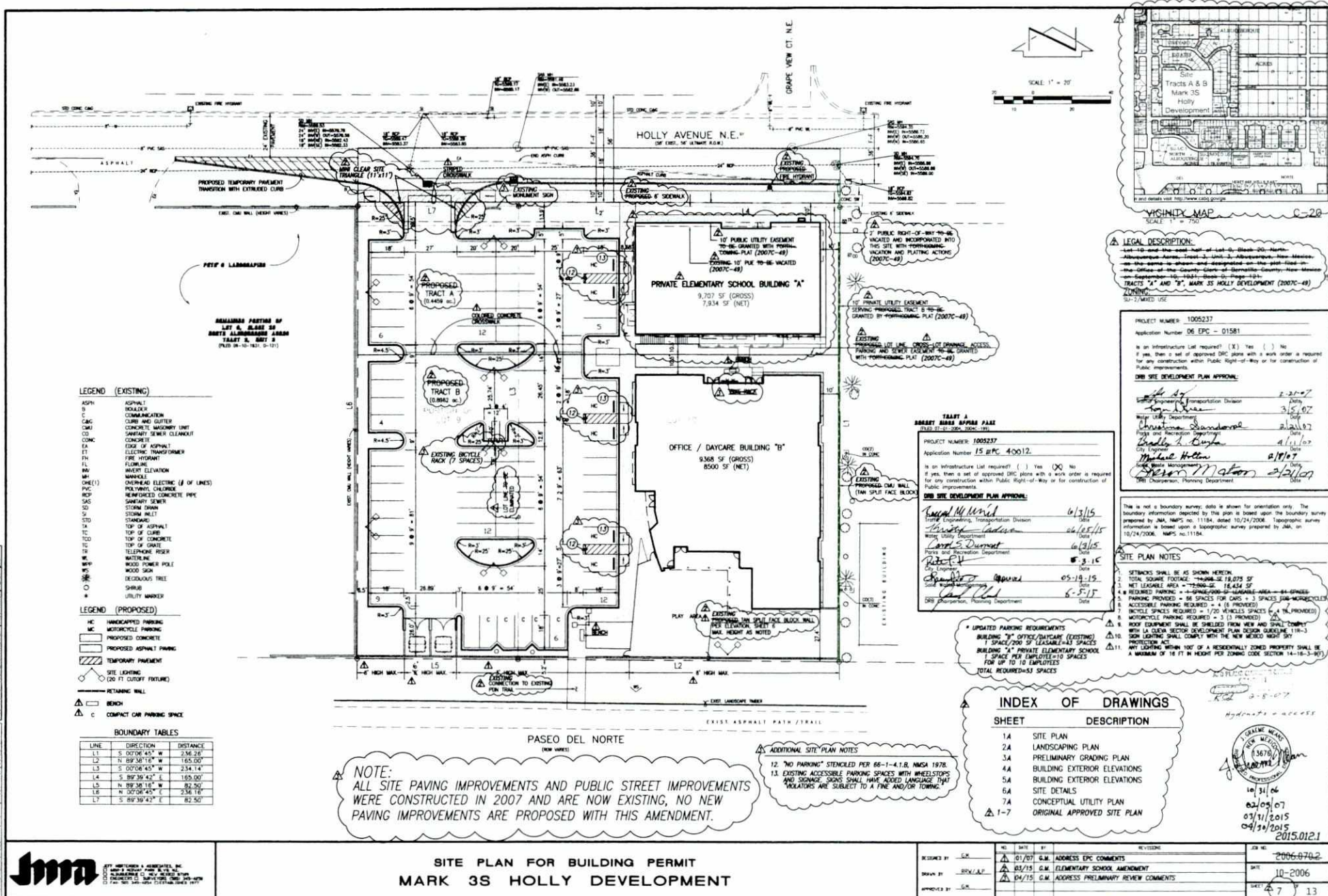
Holly Development
NIDO Center
West Half of Lot 9 and East Half of Lot 8 Block 20 North Albuquerque Acres,
Albuquerque, New Mexico

DRAWN BY	BG
CHECKED BY	BG
DATE	08/01/2017
PROJECT NO.	F 2017
DRAWING NAME	Elevations



DRAWN BY:	JMG
REVIEWED BY:	BG
DATE:	08/01/2017
PROJECT NO:	F 2017
DRAWING NAME:	

DETAILS



File Path: P:\04\2015\0121\0121.dwg Plot Date: 04-29-2015
 File Name: 10215\0121\0121.dwg Plot Time: 12:11 pm
 File Path: P:\04\2015\0121\0121.dwg Plot Date: 04-29-2015
 File Name: 10215\0121\0121.dwg Plot Time: 12:11 pm



CONSULTING

4715 NORTHVIEW AVENUE, SUITE 100
 ALBUQUERQUE, NM 87111
 (505) 261-1111 FAX (505) 261-1112
 WWW.JMM-DESIGN.COM



LANDSCAPE PLAN MARK 3S HOLLY DEVELOPMENT

DESIGNED BY: JMM
 DRAWN BY: REV / JMM
 APPROVED BY: JMM

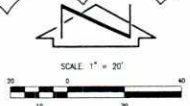
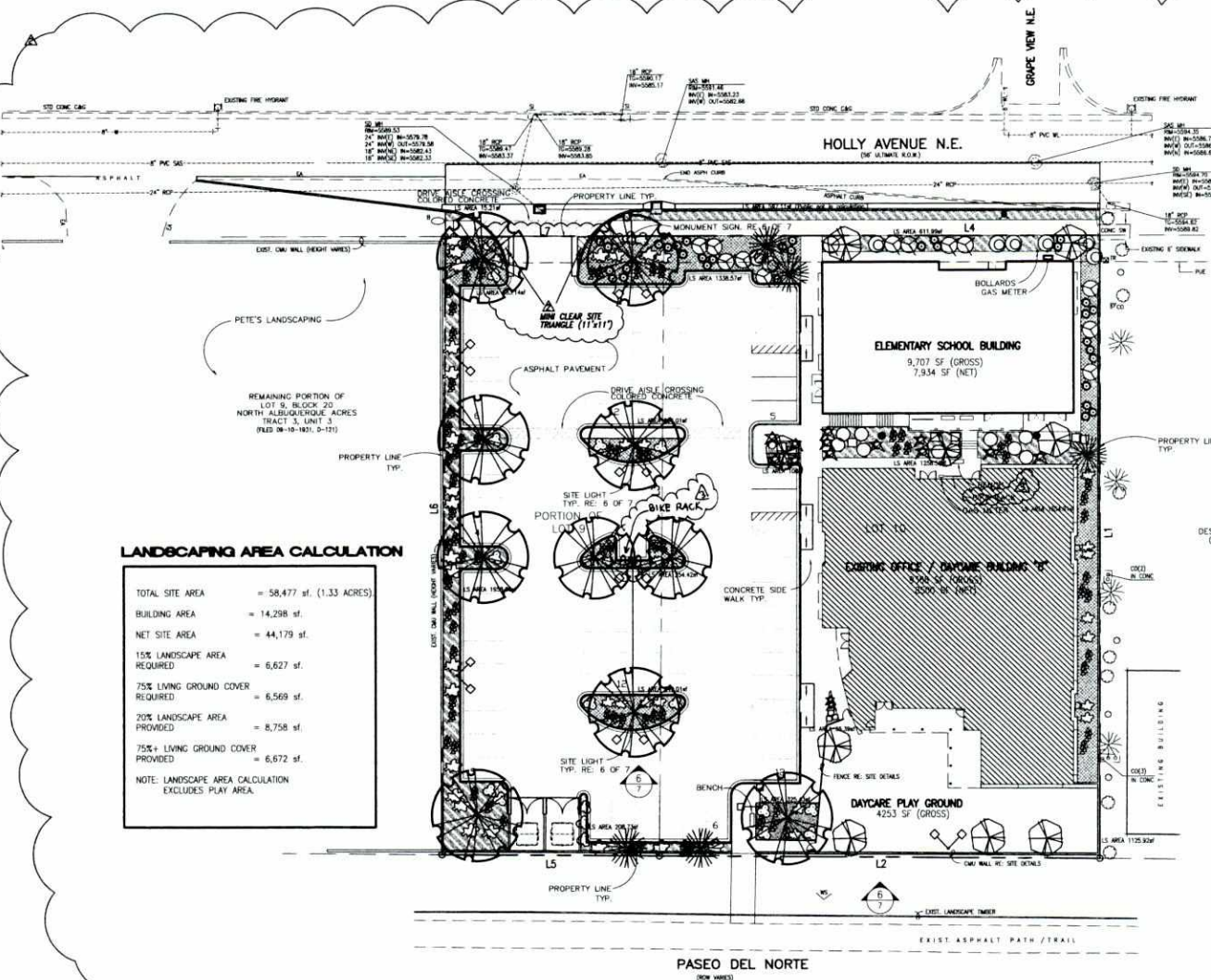
REV	DATE	BY	REVISIONS PER EPC APPROVAL CONDITIONS	REVISIONS	DATE
1	02/05/15	JMM	REVISIONS PER EPC APPROVAL CONDITIONS		2006.070.2
2	03/12/15	JMM	ELEMENTARY SCHOOL AMENDMENT		09-2006
3	06/15/15	JMM	REVISE BICYCLE RACK LOCATION		

2015.0121

LANDSCAPING AREA CALCULATION

TOTAL SITE AREA	= 58,477 sf. (1.33 ACRES)
BUILDING AREA	= 14,298 sf.
NET SITE AREA	= 44,179 sf.
15% LANDSCAPE AREA REQUIRED	= 6,627 sf.
75% LIVING GROUND COVER REQUIRED	= 6,569 sf.
20% LANDSCAPE AREA PROVIDED	= 8,758 sf.
75%+ LIVING GROUND COVER PROVIDED	= 6,672 sf.

NOTE: LANDSCAPE AREA CALCULATION EXCLUDES PLAY AREA.



LANDSCAPING NOTES:
 *** ALL LANDSCAPING COMPLETED UNDER THE OFFICE/ DAYCARE SITE DEVELOPMENT, AUGUST 2007

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS, MARK 3S.

IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE OWNERS. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLEEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

IRRIGATION NOTES

IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (5) 1.0 GPH DRIP EMITTERS AND SHRUBS AND PERENNIALS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEM TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

RUN TIME PER EACH DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE DETERMINED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

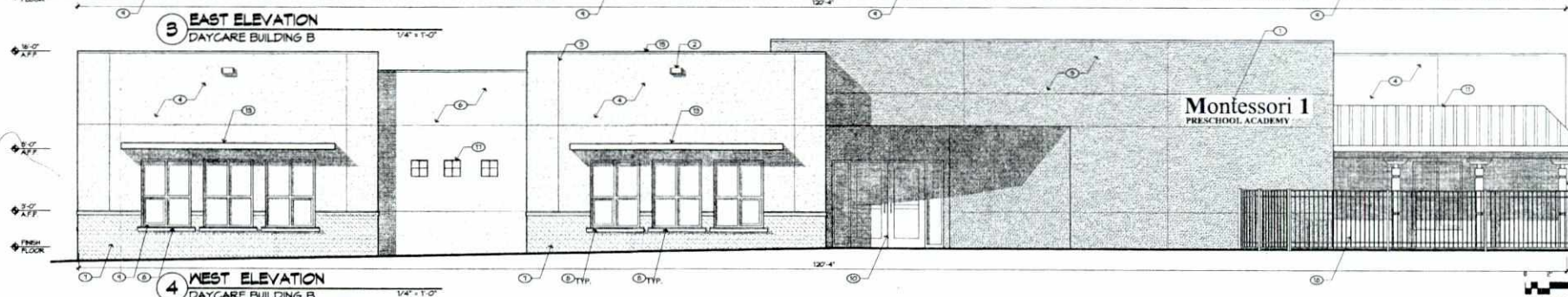
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS (MARK 3S).

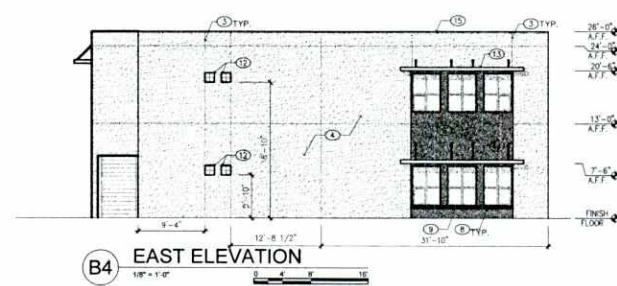
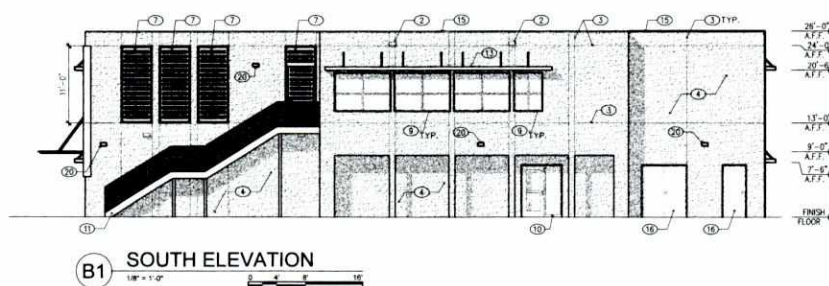
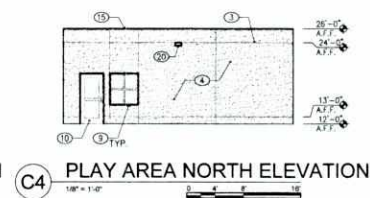
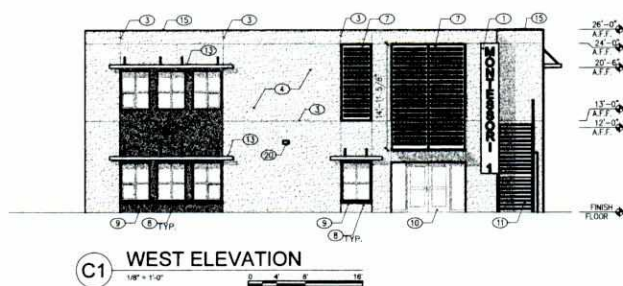
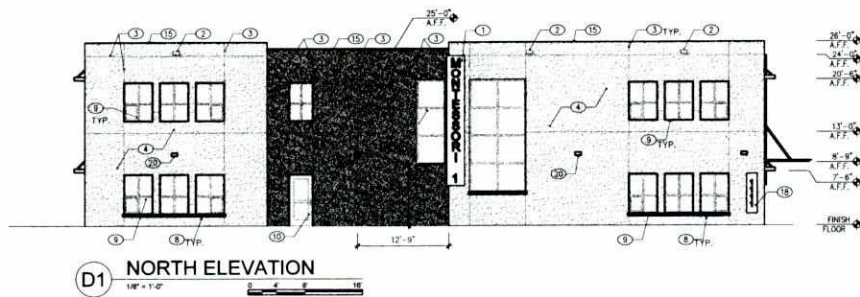
WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	H	W	WATER REQUIREMENTS	INSTALLED SIZE
TREES							
	10	QUERCUS TEXANA	RED TEXAS OAK	35'	30'	MEDIUM WATER USE	24" BOX MULTI TRUNK
	5	PINUS EDULIS	PINON	25'	20'	MEDIUM WATER USE	8" - 9" B+B
	7	VITEX AGUS-CASTUS	CHASTE TREE	20'	15'	LOW WATER USE	24" BOX MULTI TRUNK
SHRUBS							
	77	ROSMARINUS OFFICINALIS	ROSEMARY	3'	4'	LOW WATER USE	1 GALLON OR 5 GALLONS
	28	ROSMARINUS OFFICINALIS	ROSEMARY	1'	3'	LOW WATER USE	1 GALLON
	24	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	2'	2'	LOW WATER USE	1 GALLON
	8	ARTEMISIA CANA	SILVER SAGE	6'	4'	LOW WATER USE	1 GALLON
	17	CHRYSOTHAMNUS NAUSEOSUS	DWARF CHAMISA	2'	3'	LOW WATER USE	1 GALLON
PERENNIALS							
	41	MISCANTHUS SINENSIS PURPURASCENS	AUTUMN MAIDEN GRASS	5'	4'	MEDIUM WATER USE	5 GALLON
	11	MUHLENBERGIA RIGENS	DEER GRASS	3'	3'	LOW WATER USE	1 GALLON
	11	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	3'	1.5'	LOW WATER USE	1 GALLON
	34	SANTOLINA WIRENS	GREEN SANTOLINA	2'	3'	LOW WATER USE	1 GALLON
MULCH							
			3/4" GRAVEL GROUND COVER				
			CRUSHER FINE'S GROUND COVER				
	40.38 SF		SANTA FE NATIVE GRASS SEED MIX				



- SCALE: 1/4" = 1'-0"



GENERAL NOTES:

A. ALL ROOF EQUIPMENT WILL BE SHIELDED FROM VIEW AND SHALL COMPLY WITH LA CUEVA SECTOR DEVELOPMENT PLAN GUIDELINE 11R-3

KEYED NOTES:

1. PIN MOUNTED METAL, BUILDING LETTERS/SIGNAGE TYPICAL
1 1/2" TALL, MEDIUM BRONZE COLOR

14" TALL, MEDIUM BRONZE COLOR.
2. OVERFLOW SCUPPER TYPICAL. PAINTED TO MATCH
ADJACENT STUCCO.

3. STUCCO CONTROL JOINT TYPICAL.
4. STUCCO COLOR = D. REX BLUE (TAN)

4. STUCCO, COLOR = EL REY BUFF (TAN)
COLOR #2647 (ROYAL FINISH)

5. STUCCO, COLOR = EL REY MERLOT RED (DARK RED)
COLOR # 2006-10 (COURSE FINISH)

6. STUCCO, COLOR = EL REY RIO BRAVO (BROWN)
COLOR #2475 (COURSE FINISH)

7. PERFORATED METAL PANEL

8. PRE-CAST INTEGRALLY COLORED CONCRETE WINDOWS

9. ANODIZED ALUMINUM WINDOWS, MEDIUM BRONZE

9. ANODIZED ALUMINUM WINDOWS, MEDIUM BRONZE FINISH WITH BLUE GREEN TINTED GLAZING.

10. ANODIZED ALUMINUM STOREFRONT, MEDIUM BRONZE FINISH WITH BLUE-GREEN GLAZING

FINISH WITH BLUE GREEN GLAZING.
11. METAL STAIR

12. GLASS BLOCK WINDOWS

13. STEEL SUNSHADE RE: A291 FOR DETAILS. PAINT OFF WHITE COLOR

(10. OLD NAVAJO COLOR).
14. NOT USED

15. PAINTED METAL COPING. COLOR TO MATCH

16. PAINTED HOLLOW METAL MECHANICAL ROOM DOOR

16. PAINTED HOLLOW METAL MECHANICAL ROOM DOOR
MEDIUM BRONZE PAINT FINISH.

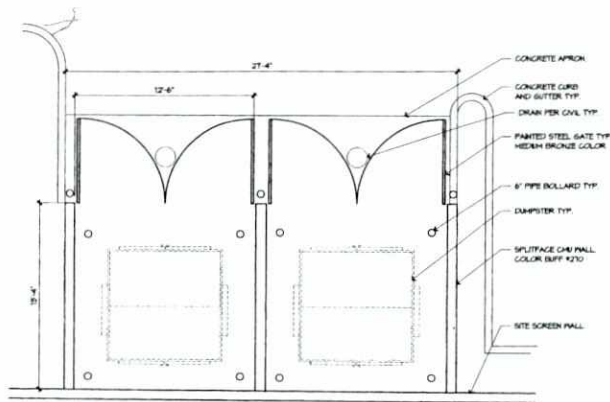
17. CLEAR GLASS BLOCK.

18. PIN MOUNTED METAL BUILDING LETTERS/SIGNAGE
14" TALL, NETHINUM BRONZE COLOR, CONFORM ADDRESS

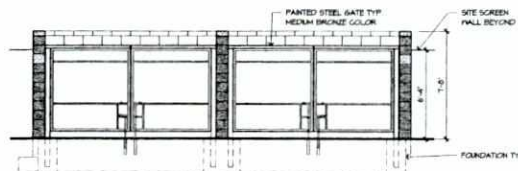
14" TALL, MEDIUM BRONZE COLOR. CONFIRM ADDRESS.
19. PAINT EXPOSED CONCRETE STEM TO MATCH ADJACENT

TO PAINT EXPOSED CONCRETE STEEL TO MATCH ADJACENT
STUCCO COLOR.

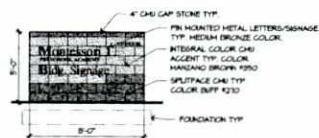
△ THIS SHEET REPLACES THE PREVIOUS SHEET



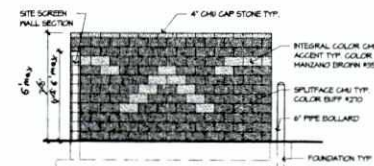
1 REFUSE ENCLOSURE
PLAN
1/4" = 1'-0"



2 REFUSE ENCLOSURE
FRONT ELEVATION
1/4" = 1'-0"



3 MONUMENT SIGN
ELEVATION
1/4" = 1'-0"



4 REFUSE ENCLOSURE
SIDE ELEVATIONS TYPICAL
1/4" = 1'-0"

5 SITE POLE LIGHTS
CUTSHEETS
NOTE: POLES = 30' TALL
NTS

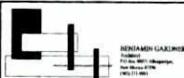


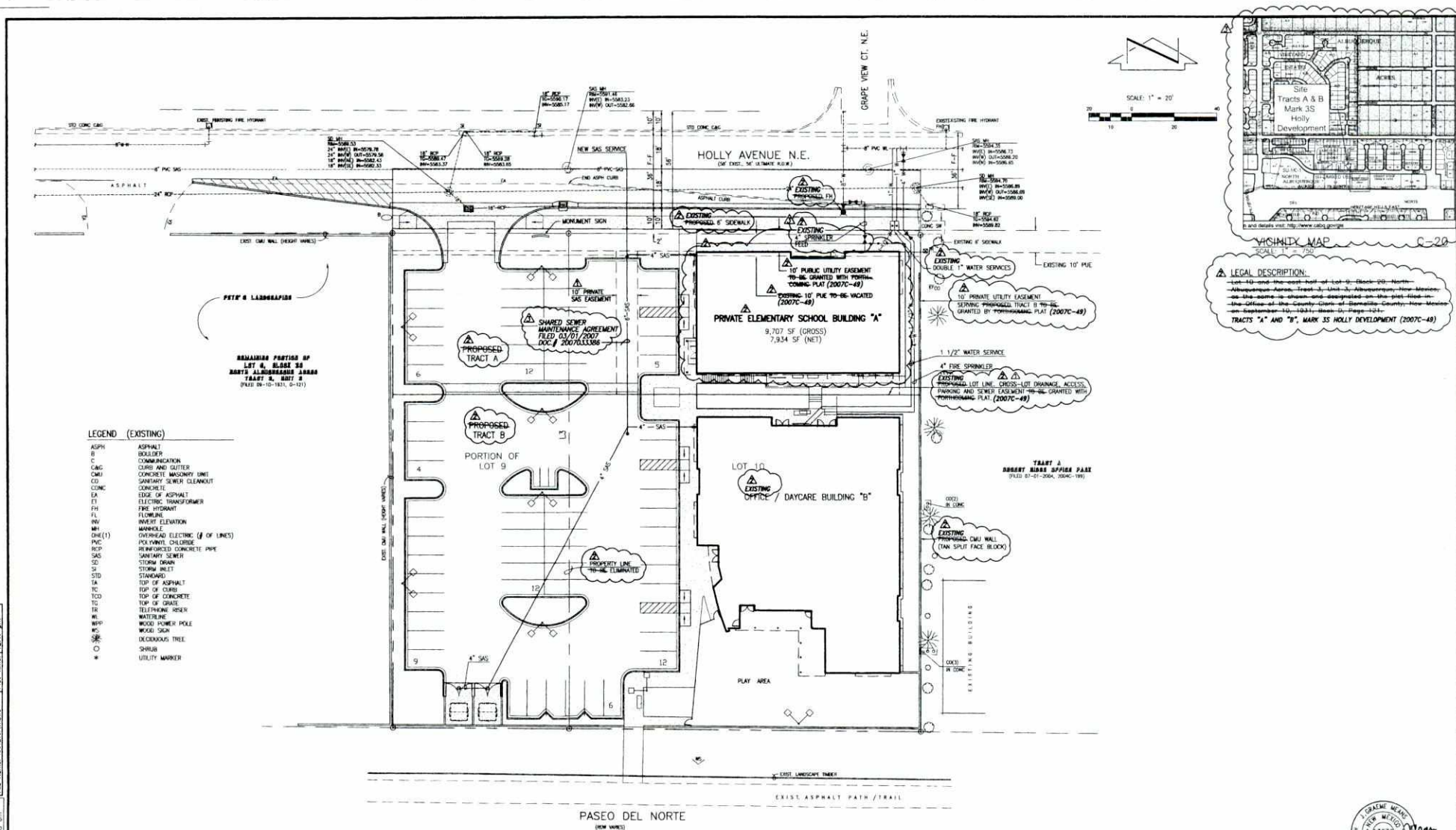
6 CMU SCREEN WALL
PASO DEL NORTE ELEVATION
1/8" = 1'-0"

SITE DETAILS
MARK 3S HOLLY DEVELOPMENT

DESIGNED BY	R.D.	DATE	1/20/07	BY	RS	REVISIONS	NO REVISIONS	JOB NO.	2006-070-2
DRAWN BY	T.N.	DATE	03/15	BY	G.M.	NO CHANGE (EXISTING)		DATE	10-2006
APPROVED BY								SHEET	12 13

2015.012.1





LEGAL DESCRIPTION:
~~Lot 10 and the east half of Lot 9, Block 20, North~~
~~Albuquerque Aeronautics, Tract 3, Unit 3, Albuquerque, New Mexico,~~
~~as the same is shown and designated on the plat filed in~~
~~the Office of the County Clerk of Bernalillo County, New Mexico~~
~~on September 10, 1931, Book D, Page 121.~~
TRACTS "A" AND "B", MARK 35 HOLLY DEVELOPMENT (2007C-48)

This is not a boundary survey; data is shown for orientation only. The boundary information depicted by this plan is based upon the boundary survey prepared by JMA, NMPs no. 11184, dated 10/24/2006. Topographic survey information is based upon a topographic survey prepared by JMA, on 10/24/2006, NMPs no.11184.



10/31/06
02/05/2007
03/31/2015
04/30/2019

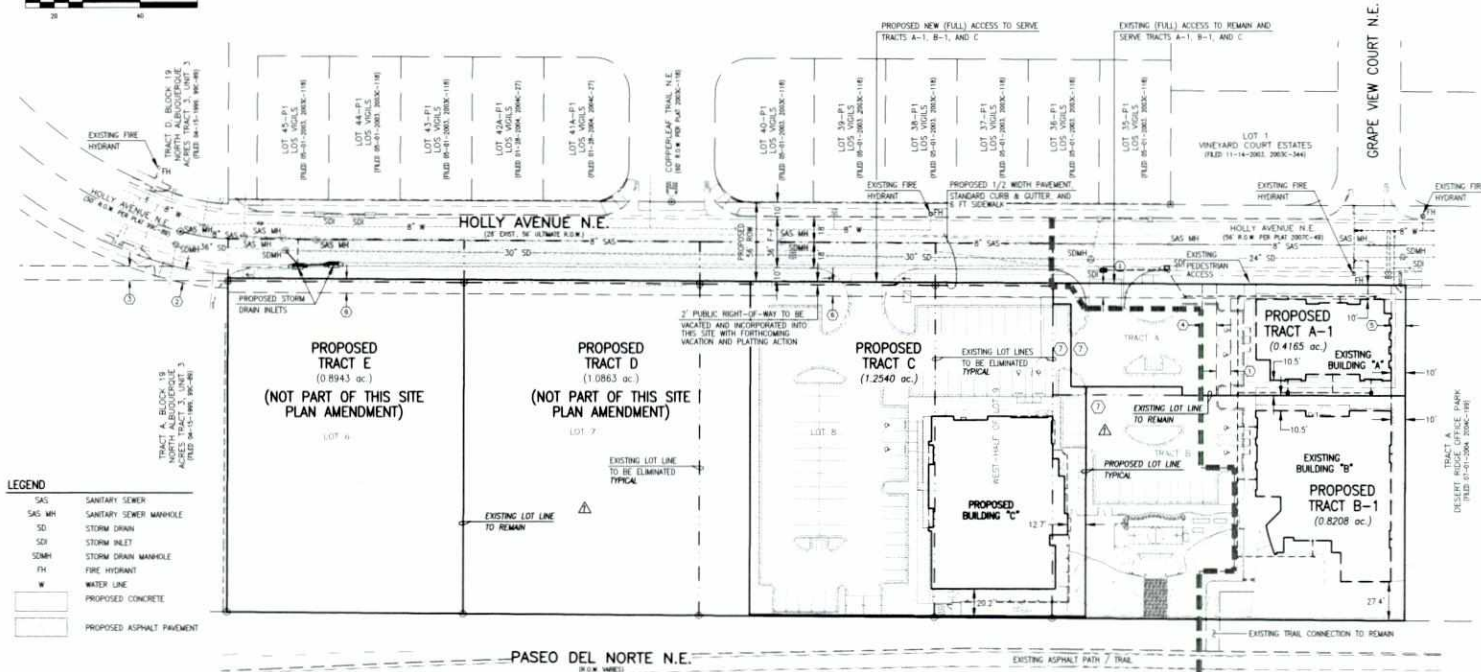
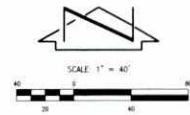
2006.070.2



☐ JEFF HORTENSEN & ASSOCIATES, INC.
☐ 6800-E MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (PRO) 345-4256
☐ FAX: 505 345-4124 (ESTABLISHED 1977)

CONCEPTUAL UTILITY PLAN
MARK 3S HOLLY DEVELOPMENT

DESIGNED BY	G.M.	NO.	DATE	BY	REVISIONS	JOB NO.	20060702
DRAWN BY	BCW/JLP	1	01/07	G.M.	ADDRESS EPC COMMENTS	DATE	10-07-06
APPROVED BY	G.M.	2	03/15	G.M.	ELEMENTARY SCHOOL AMENDMENT	SHEET	13 OF 13
		3	04/15	G.M.	ADDRESS PRELIMINARY REVIEW COMMENTS		



LEGEND	
SAS	SANITARY SEWER
SAS MH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
TH	FIRE HYDRANT
W	WATER LINE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT

KEYED EASEMENT NOTES

EASEMENTS - EXISTING

- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
- 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
- 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
- 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
- 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.

EASEMENTS - PROPOSED

- 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATING ACTION
- SHARED AND CROSS-LOT ACCESS AND DRAINAGE EASEMENTS BETWEEN PROPOSED TRACTS A-1, B-1, AND C TO BE IDENTIFIED AND GRANTED BY FORTHCOMING PLATING ACTION.

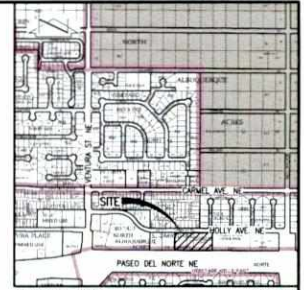
SITE DEVELOPMENT PLAN FOR SUBDIVISION NOTES

THE PROPOSED SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT IS FOR PROPOSED TRACTS A-1, B-1, AND C. THIS IS AN AMENDMENT AND EXPANSION TO THE SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR EXISTING TRACTS A AND B. THE CURRENT MONITOR ONE PRESCHOOL AND ELEMENTARY SCHOOL CAMPUS, PROPOSED TRACTS D AND E ARE NOT PART OF THIS SITE DEVELOPMENT PLAN. REFER TO SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR MARK 35 HOLLY DEVELOPMENT - WEST FOR PROPOSED TRACTS D AND E.

AFTER SEVERAL YEARS OF SUCCESSFUL OPERATION AND GROWTH, MONITOR ONE PLANS TO EXPAND THEIR SITE AND ADD A THIRD BUILDING DEDICATED FOR INFANTS. THEY HAVE ACQUIRED ADDITIONAL PROPERTY TO THE WEST OF THE CURRENT SITE, AND ARE PROPOSING NEW BUILDING CONSTRUCTION ALONG WITH SITE PARKING, ACCESS, AND CIRCULATION IMPROVEMENTS.

THE MAIN ELEMENT OF THE PROPOSED EXPANSION IS A NEW 11,000 SF BUILDING ON TRACT C DEDICATED TO AN INFANT DEVELOPMENT PROGRAM DESIGNED TO SERVE APPROXIMATELY 24 CHILDREN. THE EXPANSION WILL INCLUDE A NEW DRIVE ENTRANCE, NEW PAVED PARKING AND LANDSCAPING. A NEW PLAYGROUND WILL BE CONSTRUCTED BETWEEN THE PROPOSED BUILDING AND THE EXISTING BUILDING TO THE EAST, REPLACING EXISTING PARKING. TO MAINTAIN CIRCULATION, THERE WILL BE MODIFICATIONS TO THE EXISTING SITE PARKING. THE EXISTING SITE WALL ALONG PASEO DEL NORTE WILL BE EXTENDED AND MODIFIED.

THIS IS AN INFILL PROJECT, WITH THE NEW EXPANSION REPLACING THE PREVIOUS LANDSCAPE RETAIL AND STORAGE YARD. THE SITE WILL BE SERVED BY EXISTING PUBLIC WATER, SANITARY SEWER AND STORM DRAIN FACILITIES IN HOLLY AVE. N.E. CONSTRUCTED BY PREVIOUS PROJECTS. THE EAST REMAINING TEMPORARY SECTION OF HOLLY WILL BE PAVED WITH PERMANENT PAVEMENT AND CURBING AND GUTTER BY THIS PROJECT.



VICINITY MAP

SCALE: 1" = 750'

ZONING

50-2 / MIXED USE

LEGAL DESCRIPTION

TRACTS A AND B, MARK 35 HOLLY DEVELOPMENT FILED ON 03-01-2007, PLAT BOOK 2007C, PAGE 49, TOGETHER WITH LOTS 8 AND THE WEST-HALF OF 1/4 BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 FILED ON 09-10-1931, PLAT BOOK 3, PAGE 131.

SITE DEVELOPMENT PLAN FOR SUBDIVISION NOTES

1. THE SITE INCLUDES PROPOSED TRACTS A-1, B-1, AND C. TRACTS A-1 AND B-1 ARE AMENDED FROM PREVIOUS TRACTS A AND B, AND TRACT C IS NEW.
2. PROPOSED EXISTING USES:
A. BUILDING A - OFFICE / ELEMENTARY SCHOOL (EXISTING)
B. BUILDING B - OFFICE / DAYCARE (EXISTING)
C. BUILDING C - OFFICE / DAYCARE (PROPOSED)
3. PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND INTERNAL CIRCULATION REQUIREMENTS WILL BE AS SHOWN HEREON. ACCESS TO TRACTS A-1, B-1, AND C WILL BE AS SHOWN HEREON. 2 FULL ACCESS POINTS TO HOLLY.
4. MAXIMUM BUILDING HEIGHT FOR ALL TRACTS = 36 FT.
5. MINIMUM SETBACKS FOR EACH TRACT SHALL BE 10'.
6. MAXIMUM FLOOR AREA RATIO FOR EACH TRACT = 0.30.
7. APPLICABLE PLAN IS LA CUEVA SECTOR DEVELOPMENT PLAN.

PROJECT NUMBER: 1000317

APPLICATION NUMBER: 17 (PNC-40033)

IS AN INFRASTRUCTURE LOT REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED LDC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
AIR/MIRA	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
SOLID WASTE MANAGEMENT	Date
FIRE MARSHAL	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

INDEX OF DRAWINGS

SHEET	DESCRIPTION
1A	SITE PLAN FOR SUBDIVISION (2017 AMENDMENT)
2A	CONCEPTUAL GRADING AND DRAINAGE PLAN
1	SITE PLAN FOR SUBDIVISION (DRB APPROVED PLAN)
2	CONCEPTUAL UTILITY PLAN (DRB APPROVED PLAN)



8/24/17

8/24/17

NOTE:
THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY THIS FIRM, MAPS 11184, DATED 01/10/2017 (2016.059.1).
UNLESS OTHERWISE NOTED, THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, MAPS NO. 11184, DATED 01/10/2017 (2016.059.1). ALSO A PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, MAPS NO. 11184, DATED 02/16/2017 (2016.059.2), AND ALSO A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, MAPS NO. 11184, DATED 10/24/2006 (2006.070.1), AND ALSO THE RECORD DRAWINGS PREPARED BY THIS FIRM, MAPS 13676, DATED 09/27/2007 (2006.070.3).

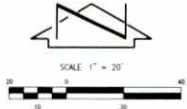
HIGH MESA Consulting Group

8019-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
P: 505.345.4250 • F: 505.345.4254 • www.hghmesa.com

SITE DEVELOPMENT PLAN FOR SUBDIVISION (2017 AMENDMENT) MARK 35 HOLLY DEVELOPMENT

NO.	DATE	BY	REVISION
1	8/17	C.M.	STAFF INITIAL REVIEW COMMENTS
2	8/17	J.T.	
3	8/17	C.M.	
4	8/17	C.M.	
5	8/17	C.M.	
6	8/17	C.M.	
7	8/17	C.M.	
8	8/17	C.M.	
9	8/17	C.M.	
10	8/17	C.M.	
11	8/17	C.M.	
12	8/17	C.M.	
13	8/17	C.M.	
14	8/17	C.M.	
15	8/17	C.M.	
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93	8/17	C.M.	
94	8/17	C.M.	
95	8/17	C.M.	
96	8/17	C.M.	
97	8/17	C.M.	
98	8/17	C.M.	
99	8/17	C.M.	
100	8/17	C.M.	

COPPERLEAF
TRAIL N.E.



LOT 30-#1
PLAT 00-01-2003 (2003-118)

LOT 31-#1
PLAT 00-01-2003 (2003-118)

LOT 32-#1
PLAT 00-01-2003 (2003-118)

LOT 33-#1
PLAT 00-01-2003 (2003-118)

LOT 34-#1
PLAT 00-01-2003 (2003-118)

ZONING

SD-1 / MIXED USE

LEGAL DESCRIPTION

TRACTS A AND B, MARK 35 HOLLY DEVELOPMENT FILED ON 03-01-2007, PLAT BOOK 2007C, PAGE 40, TOGETHER WITH LOT 8 AND THE WEST-HALF OF 1/2 BLOCK 203, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3 FILED ON 9-10-1937, PLAT BOOK 10, PAGE 121.

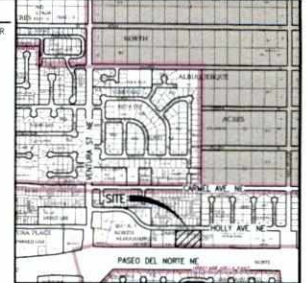
TEMPORARY BENCHMARK #2 (T.B.M.)

A WIDE MARK IN BRICKSET SET IN THE TOP OF A CONCRETE CURB IN THE NORTHEASTERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 5592.04 FEET (NAD 83)

GRAPE VIEW CT. N.E.

KEYED NOTES:

- 1 HOLLY IMPROVEMENTS TO BE CONSTRUCTED BY CITY WORK ORDER
- 2 24" SLOPE/INTERIOR PER COA STD DMC 2236
- 3 8" HOPE (SMOOTH INTERIOR) STORM DRAIN
- 4 12" HOPE (SMOOTH INTERIOR) STORM DRAIN
- 5 INVERT/END COMBINATION WITH CLEANOUT TO GRADE
- 6 CLEANOUT TO GRADE
- 7 DEPRESSED LANDSCAPING FOR WATER QUALITY
- 8 PERFORATED PIPE WRAPPED WITH FILTER FABRIC
- 9 18" STORM INLET
- 10 12" CURB OPENING



VICINITY MAP

SCALE 1" = 750'

C-20

LEGEND

- | | |
|---------|----------------------------|
| INV | INVERT |
| TA | TOP OF ASPHALT PAVEMENT |
| TC | TOP OF CURB |
| TO | TOP OF GRADE |
| + 95.05 | EXISTING SPOT ELEVATION |
| + 89.00 | PROPOSED SPOT ELEVATION |
| --- | EXISTING FLOWLINE |
| --- | PROPOSED FLOWLINE |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | EXISTING DIRECTION OF FLOW |
| --- | PROPOSED DIRECTION OF FLOW |
| --- | RIGHT OF WAY LINE |
| --- | PUBLIC EASEMENT LINE |
| --- | HIGH POINT / DIVIDE |
| --- | RETAINING WALL |
| --- | PROPOSED CONCRETE |
| --- | PROPOSED ASPHALT PAVING |
-
- | | |
|---|---------|
| 6" CURB AND GUTTER | 1" = 6" |
| TOP OF CURB | |
| FLOWLINE OF GUTTER | |
| COBBLE BEDDING OR DEEPER FLOWLINE ELEVATION FOR POSITIVE DRAINAGE | |
| BOTTOM OF CURB AND GUTTER | |
- CURB CUT SECTION**
SCALE 1" = 1'-0"

TRACT A
DESERT RIDGE OFFICE PARK
PLAT 00-01-2004 (2004-118)

CONCEPTUAL DRAINAGE NARRATIVE

THIS PROJECT IS AN EXPANSION TO AN EXISTING MONTICLOSI SCHOOL AND DAYCARE FACILITY. THE EXPANSION AREA WAS CURRENTLY DEVELOPED AS A LANDSCAPING MATERIALS RETAIL AND STORAGE YARD. THE SITE DRAINAGE FROM SOUTHWEST TO NORTHWEST TO HOLLY AVE N.E. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN. THE PROPOSED DRAINAGE CONCEPT FOR THE SITE WILL BE CONTINUED FREE DISCHARGE TO EXISTING PUBLIC STORM DRAINAGE FACILITIES IN HOLLY THAT WERE DESIGNED, USED AND CONSTRUCTED TO ACCEPT 4.08 CFS PER ACRE FROM THIS SITE BASED ON THE FOLLOWING PLANS PREPARED BY THIS OFFICE FOR THIS SITE AND SURROUNDING AREAS:
LDMR FOR NORTH DOWNSIDE SACRA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION (DMG 12/08/2003) APPROVED BY FEMA 03/23/2004
DRAINAGE REPORT FOR LOT 5 VIOLETS SUBDIVISION (DMG 12/31/2002, C20/D41)
DRAINAGE AND DRAINAGE PLAN FOR DESERT RIDGE OFFICE PARK (DMG C20/D51)
DRAINAGE REPORT FOR VINEYARD COURT ESTATES (DMG 08/21/2003)
DRAINAGE AND DRAINAGE PLANS FOR HOLLY MARK 35 DEVELOPMENT (DMG 02/05/2007 AND 05/11/2015)
AS WITH THE PREVIOUS PHASES, SITE ROOF DRAINAGE WILL BE PERMITTED TO A DIRECT STORM DRAIN CONNECTION. SITE RUNOFF WILL BE DIRECTED TO LANDSCAPED AREAS DEPRESSURED TO RETAIN THE FIRST FLUSH FOR WATER QUALITY. NO RETENTION PONDING FOR DISCHARGE CONTROL IS REQUIRED OR PROPOSED BEYOND FIRST FLUSH PROVISIONS.

KEYED EASEMENT NOTES

- EASEMENTS - EXISTING**
- 1 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
 - 2 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89
 - 3 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89
 - 4 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
 - 5 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE TRACT B. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT A.
- EASEMENTS - PROPOSED**
- 6 10' PUBLIC UTILITY EASEMENT GRANTED BY FORTHCOMING PLATING ACTION
 - 7 SHARED AND CROSS-LOT ACCESS AND DRAINAGE EASEMENTS BETWEEN PROPOSED TRACTS A-1, B-1, AND C TO BE IDENTIFIED AND GRANTED BY FORTHCOMING PLATING ACTION



8/2/2017
8/24/17

NOTE:
THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY THIS FIRM, N.M.P.S. 11184, DATED 01/10/2017 (2016-059-1).

UNLESS OTHERWISE NOTED, THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, N.M.P.S. NO. 11184, DATED 01/10/2017 (2016-059-1), ALSO A PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, N.M.P.S. NO. 11184, DATED 05/14/2017 (2014-059-2), AND ALSO A TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, N.M.P.S. NO. 11184, DATED 10/24/2006 (2006-070-1), AND ALSO THE RECORD DRAWINGS PREPARED BY THIS FIRM, N.M.P.S. 13676, DATED 06/27/2007 (2006-070-3).

HIGH MESA Consulting Group
8018-B Midway Park Blvd. N.E. • Albuquerque, New Mexico 87109
Phone: 505.340.4250 • Fax: 505.340.4254 • www.hightower.com

**CONCEPTUAL GRADING AND DRAINAGE PLAN
MARK 35 HOLLY DEVELOPMENT**

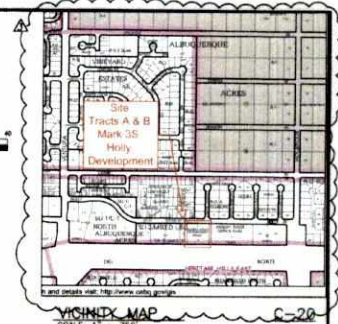
EXISTING INFORMATION FROM REFERENCED SURVEY

EXISTING FROM RECORD PLAN (2006.070.9)

PASEO DEL NORTE N.E.

PROPOSED AMENDED SITE AND EXPANSION TO WEST

EXISTING SITE IMPROVEMENTS TO REMAIN



PROJECT NUMBER: 1005237

Application Number: 06 EPC - 01580

Is an Infrastructure List required? (X) Yes () No

If yes, then a set of approved SMC plans with a work order is required for any construction within Public Right-of-Way or for construction of Public Improvements.

DESIGN DEVELOPMENT PLAN APPROVAL:

<i>John Decker</i>	2/21/07
Public Engineering, Transportation Division	
<i>Walter L. Decker</i>	2/21/07
Major Utility Department	Date
<i>Michael J. Decker</i>	2/21/07
Public Recreation Department	Date
<i>Bradley A. Decker</i>	2/21/07
City Engineer	Date
<i>Michael Hutton</i>	2/19/07
Public Works Department	Date
<i>John Decker</i>	2/21/07
DES Chairperson, Planning Department	Date

This is not a boundary survey; data is shown for orientation only. The boundary information depicted by this plan is based upon the boundary survey prepared by JMA, NMP's no. 11184, dated 10/24/2006. Topographic survey information is based upon a topographic survey prepared by JMA, on 10/24/2006, NMP's no. 11184.

SITE PLAN NOTES

1. SETBACKS SHALL BE AS SHOWN HEREIN (15' MINIMUM)
2. TOTAL SQUARE FOOTAGE: 42,940 SF (16,874 SF)
3. NET LEASABLE AREA = 77,990 SF
4. OFFICE PARKING = 100 SPACES
5. PARKING PROVISION = 160 SPACES FOR CARS & 3 SPACES FOR TRUCKS/STORAGE
6. TRUCKS/STORAGE = 3 SPACES
7. BICYCLE SPACES REQUIRED = 1700 VEHICLES SPACES
8. BICYCLE SPACES PROVIDED = 1700 SPACES (3 PROVIDED)
9. MAX BUILDING HEIGHT = 30 FEET
10. MAX F.A.R. = 0.33

UPDATED PARKING REQUIREMENTS

BUILDING "B" OFFICE/DATABASE (EXISTING)
 SPACES/100 SF LEASABLE AREA = 10 SPACES

BUILDING "A" PRIVATE ELEMENTARY SCHOOL
 SPACES/100 EMPLOYEES = 10 SPACES
 UP TO 10 EMPLOYEES

TOTAL REQUIRED=53 SPACES

 BENCH
 COMPACT CAR PARKING SPACE

NOTE:
ALL SITE PAVING IMPROVEMENTS AND PUBLIC STREET IMPROVEMENTS WERE CONSTRUCTED IN 2007 AND ARE NOW EXISTING, NO NEW PAVING IMPROVEMENTS ARE PROPOSED WITH THIS AMENDMENT.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	SITE PLAN FOR SUBDIVISION
2	CONCEPTUAL UTILITY PLAN



10/31/06
02/05/07
03/31/2015
04/30/2015
2015.012.1

2015.012.1

~~2006.070.2~~

10-2006

1

JMA JEFF HORTON & ASSOCIATES, INC.
☐ 600-9 MIDWAY PARK BLVD. N.E.
☐ ALBUQUERQUE ☐ NEW MEXICO 87109
☐ ENGINEERS ☐ SURVEYORS (505) 245-4206
☐ FAX: (505) 245-4204 ☐ CATALOGUES 1977

MARK 3S HOLLY DEVELOPMENT

RECEIVED BY	GJA	NO.	01	BY	REVISORS	ISSUED	2006-07-02
			01/07	G.M.	ADDRESS EPS COMMENTS		
REVIEW BY	SRV/J.P.		03/15	G.M.	ELEMENTARY SCHOOL AMENDMENT	DATE	10-2006
			04/15	G.M.	ADDRESS PRELIMINARY REVIEW COMMENTS		
APPROVED BY	GJA					SHEET	1

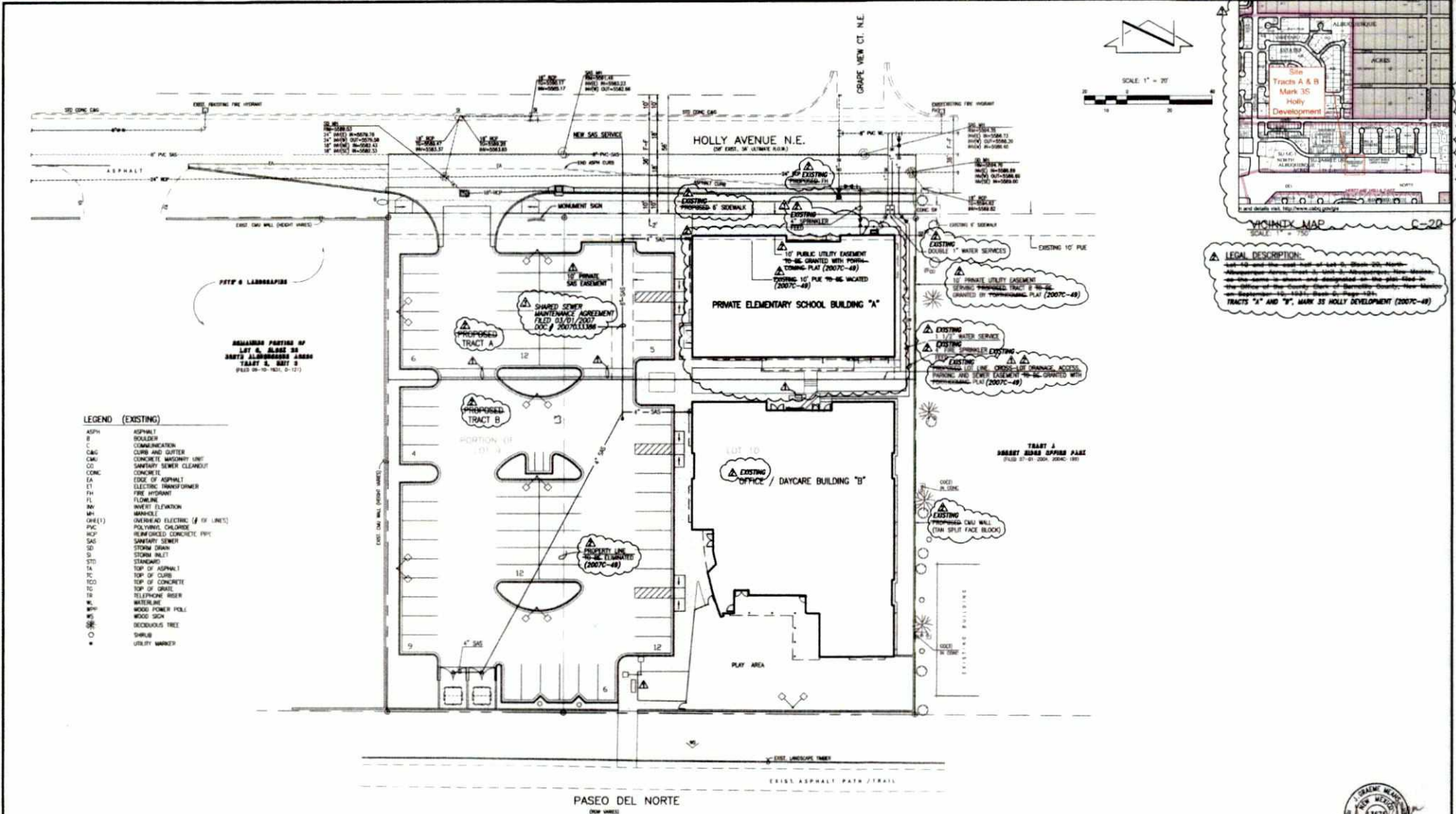


JMA
 JAMES M. ANDERSON & ASSOCIATES, INC.
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CONCEPTUAL UTILITY PLAN MARK 3S HOLLY DEVELOPMENT

This is not a boundary survey; data is shown for orientation only. The boundary information depicted by this plan is based upon the boundary survey prepared by JMA, NTPS no. 11184, dated 10/24/2004. Topographic survey information is based upon a topographic survey prepared by JMA, on 10/24/2004. NTPS no. 11184.

NO.	DATE	BY	REVISIONS	REV. NO.
1	01/07	G.M.	ADDRESS EPC COMMENTS	2906-070-2
2	03/15	G.M.	ELEMENTARY SCHOOL AMENDMENT	10-2006
3	04/15	G.M.	ADDRESS PRELIMINARY REVIEW COMMENTS	2



02/03/07
 07/31/2013
 04/30/2015

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